

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 PM - TUESDAY, JANUARY 10, 2023
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

A livestream will be available for viewing on regular broadcast channels (Charter Channel 710; U-verse Channel 99) or on the Parish website: www.stpgov.org. The livestream will begin at 6:00 PM on Tuesday, January 10, 2023.

ROLL CALL

PUBLIC ANNOUNCEMENTS

- Please silence all phones and electronic devices
- Appeals
- Speaker Cards
- Public Speaking - Ten (10) minutes each side and five (5) minutes for rebuttal
- Please exit the building

INVOCATION AND PLEDGE OF ALLEGIANCE

APPROVAL OF THE DECEMBER 13, 2022 MEETING MINUTES

ELECTION OF OFFICERS

REQUEST FOR POSTPONEMENTS

ENTERING PARISH RIGHT-OF-WAY, SERVITUDES, EASEMENTS & TAMMANY TRACE

1- TRC23-01-001

Request to Enter the Tammany Trace for the purpose of constructing a 5' concrete sidewalk and culvert to connect to the Tammany Trace Parkway

Debtor: St. Tammany Parish Government

Parish Council District: Hon. Arthur Laughlin

General Location: The property is located south of US Highway 190, approximately 1600 feet west of South Tranquility Road, Lacombe, Louisiana. Ward 7, District 11

REVOCATION REVIEW

2- REV23-01-001

The revocation of an unopened portion of Tammany Avenue, north of Landmark Lane, south of Walden Road, east of Hwy 437, Ward 3, District 2.

Applicant: Sherrel Phillips

Parish Council District Representative: Hon. David R. Fitzgerald

MINOR SUBDIVISION REVIEW

3- 2022-3179-MSP

Minor subdivision of Parcel D into Parcels D-1, D-2 & D-3.

Owner & Representative: Casa De Leon Development, LLC- Ricky Boles

Surveyor: Kelly J. McHugh & Associates, Inc.

Parish Council District Representative: Martha J. Cazaubon

General Location: The property is located on the north side of Baham Road, west of LA Highway 1077, Covington, Louisiana. Ward 1, District 3

4- 2022-3180-MSP

Minor subdivision of Tract B into Tracts B-1, B-2, B-3, B-4 & B-5

Owner & Representative: GT Family Holdings, LLC – James C. Theriot, Jr.

Surveyor: John G. Cummings & Associates

Parish Council District Representative: David R. Fitzgerald

General Location: The property is located at the end of Sunflower Road, west of South Fitzmorris Road, Covington, Louisiana. Ward 3, District 2

5- 2022-3181-MSP

Minor subdivision of 8.825 acres and 33.285 acres into Parcels A-3, A-4 & A-5

Owner & Representative: Theresa M. Nave & Wilhemina Morgan Brooks

Surveyor: Land Surveying, LLC

Parish Council District Representative: Martha J. Cazaubon

General Location: The property is located on the west side of LA Highway 25, south of Theresa Nave Road, Folsom, Louisiana. Ward 2, District 3

6- 2022-3182-MSP

Minor subdivision of Parcel 7A1-AD1-2 into Parcels 7A1-AD1-3 & 7A1-AB1

Owners: All State Financial Company & MVA Holdings, LLC – Don McMath

Representative: Jeffrey D. Shoen

Surveyor: Lowe Engineers

Parish Council District Representative: Marty Dean

General Location: The property is located on the west side of Ochsner Blvd and on the north side of West Ochsner Blvd, Covington, Louisiana. Ward 1, District 1

7- 2022-3183-MSP

Minor subdivision of 60.208 acres into Parcels A & B

Owner & Representative: Heartland Properties, LLC

Surveyor: Aucoin & Associates, Inc.

Parish Council District Representative: Arthur Laughlin

General Location: The property is located on the west side of LA Highway 434, north of Krentel Road, Lacombe, Louisiana. Ward 7, District 11

8- 2022-3198-MSP

Minor Subdivision of 5 acres & 10.05 acres into Parcels A & B

Owner: Gerald Glenn Bradford & Clearwater Sanctuary – Nancey Torcson

Representative: Paul J. Mayronne

Surveyor: Land Surveying, LLC

Parish Council District Representative: Cheryl Tanner

General Location: The property is located on the west side of LA Highway 1083, south of LA Highway 40, north of Hemphill Road, Bush, Louisiana. Ward 5, District 6

RESUBDIVISION REVIEW**9- 2022-3161-MRP**

Resubdivision of Parcels 2-A & 3-A into Parcels 2-A-1, 2-A-2 & 3-A-1 and the dedication of Henry Street and a drainage servitude, Wadsworth Subdivision

Owner & Representative: Love's Travel Stops and Country Stores -Brad Peck and The Azby Fund – Patrick Fitzmorris

Surveyor: R. W. Krebs Professional Land Surveying, LLC

Parish Council District Representative: Rykert O. Toledano, Jr.

General Location: The property is located on the west side of Wadsworth Blvd, on the north & south sides of Harvey Drive and on the north side of LA Highway 1088 & Interstate 12, Mandeville, Louisiana. Ward 4, District 5

10- 2022-3178-MRP

Resubdivision of Lots 86, 87, 91, 92, 93 & 94, into Lot 94A, Whippoorwill Grove on Money Hill

Owner & Representative: Louis & Barbara Luzynski

Surveyor: Land Surveying, LLC

Parish Council District Representative: Cheryl Tanner

General Location: The property is located on the west side of Whippoorwill Drive, on the north side of Fairgrounds Blvd and on the east side of Quail Hollow Lane, Bush, Louisiana. Ward 5, District 6

11- 2022-3194-MRP

Resubdivision of Lot 30 River Park Estates, Phase 2 & 0.686 acre into Lot 30-A River Parc Estates, Phase 2

Owner & Representative: Don C. & Kimberly Grossnickle

Surveyor: John G. Cummings & Associates

Parish Council District Representative: David R. Fitzgerald

General Location: The property is located on the north side of River Parc Drive and on the east side of Hill Street, Covington, Louisiana. Ward 3, District 2

12- 2022-3197-MRP

Resubdivision of Lot 44 into Lots 44-A & 44-B, Alamosa Park, Phase 3-A

Owner & Representative: Alamosa Park, LLC - R.G. Rathe

Surveyor: Kelly McHugh & Associates

Parish Council District Representative: Rykert O. Toledano, Jr.

General Location: The property is located on the north side of Compass Way North & Compass Way East, Mandeville, Louisiana. Ward 4, District 5

TENTATIVE SUBDIVISION REVIEW**13- 2022-3185-TP**

Clark Branch Estates Subdivision

Developer/Owner: S&P Land Company, LLC

Engineer: Fairway Consulting + Engineering

Parish Council District Representative: Hon. Martha Cazaubon

General Location: The property is located on the east side of LA Highway 450 (McDougal Road), north of LA Highway 25, Folsom, Louisiana. Ward 2, District 3

PRELIMINARY SUBDIVISION REVIEW**14- 2022-2903-PP**

Maison du Village Subdivision

Developer/Owner: MidSouth Developers, LLC

Engineer: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Arthur Laughlin

General Location: The property is located west of LA Highway 433, south of US Highway 190, Slidell, Louisiana. Ward 9, District 11

POSTPONED AT THE JUNE 14, 2022, JULY 12, 2022, AUGUST 9, 2022, SEPTEMBER 13, 2022, OCTOBER 11, 2022, NOVEMBER 9, 2022 AND DECEMBER 13, 2022 MEETINGS

15- 2022-3154-PP

Nature Walk Subdivision

Developer: Covington Creek, LLC

Engineer: Geoff Wilson Engineering, LLC

Parish Council District Representative: Hon. Rykert Toledano

General Location: The property is located west of 3rd Avenue, south of Helenbirk Road, north of Interstate-12, Covington, Louisiana. Ward 4, District 5

POSTPONED AT THE DECEMBER 13, 2022 MEETING

16- 2022-3191-PP

Lakeshore Villages, Phase 11 - "Resubmitted"

Developer/Owner: D.R. Horton, Inc. - Gulf Coast

Engineer/Surveyor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Jake Airey

General Location: The property is located north of Oak Harbor Blvd., west of LA Highway 433, east of Interstate-10, Slidell, Louisiana. Ward 9, District 13

17- 2022-3186-PP

Lakeshore Villages, Phase 12 - "Resubmitted"

Developer/Owner: D.R. Horton, Inc. - Gulf Coast

Engineer/Surveyor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Jake Airey

General Location: The property is located north of Oak Harbor Blvd., west of LA Highway 433, east of Interstate-10, Slidell, Louisiana. Ward 9, District 13

18- 2022-3190-PP

Lakeshore Villages, Phase 13 - "Resubmitted"

Developer/Owner: D.R. Horton, Inc. - Gulf Coast

Engineer/Surveyor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Jake Airey

General Location: The property is located north of Oak Harbor Blvd., west of LA Highway 433, east of Interstate-10, Slidell, Louisiana. Ward 9, District 13

19- 2022-3193-PP**Jubilee RV & Camping Park, Phase 1-3**

Developer/Owner: Jubilee RV, LLC

Engineer/Surveyor: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Jake Airey

General Location: The property is located on the southwest side of US Highway 190, south of Indian Village Road Slidell, Louisiana. Ward 8, District 13

OLD BUSINESS**NEW BUSINESS****ADJOURNMENT**

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MINUTES
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 PM - TUESDAY, DECEMBER 13, 2022
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

ROLL CALL

Present: Ress, McInnis, Willie, Doherty, Fitzmorris, Crawford, Smail, Randolph and Truxillo

Absent: Seeger

Staff: Helen Lambert, Emily Couvillion, Leslie Delatte, Maria Robert and Theodore Reynolds

PUBLIC ANNOUNCEMENTS

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- Appeals
- Speaker Cards
- Public Speaking - Ten (10) minutes each side and five (5) minutes for rebuttal
- Please exit the building

INVOCATION AND PLEDGE OF ALLEGIANCE

INVOCATION – Randolph

PLEDGE OF ALLEGIANCE – Willie

APPROVAL OF THE NOVEMBER 9, 2022 MEETING MINUTES

Fitzmorris moved to approve, second by Crawford

Yea: Ress, McInnis, Willie, Doherty, Fitzmorris, Crawford and Smail, Randolph and Truxillo

Nay: N/A

Abstain:

REQUEST FOR POSTPONEMENTS

10.-2022-3079-TP

Moore Park Subdivision

Developer/Owner: Moore Park, LLC

Engineer: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Rykert Toledano

General Location: The property is located on the north side of LA Highway 1088, west of

Hickory Street, south of Interstate 12, Mandeville, Louisiana. Ward 4, District 5

POSTPONED AT THE OCTOBER 11, 2022 & NOVEMBER 9, 2022 MEETINGS

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Paul Mayronne

Crawford moved to postpone to February, second by Randolph

Opposition: N/A

Yea: Ress, McInnis, Willie, Doherty, Fitzmorris, Crawford, Smail, Randolph and Truxillo

Nay: N/A

Abstain: N/A

14. 2022-2903-PP

Maison du Village Subdivision

Developer/Owner: MidSouth Developers, LLC

Engineer: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Kirk Drumm

General Location: The property is located west of LA Highway 433, south of US Highway 190, Slidell, Louisiana. Ward 9, District 11

POSTPONED AT THE JUNE 14, 2022, THE JULY 12, 2022, THE AUGUST 9, 2022, SEPTEMBER 13, 2022 AND THE OCTOBER 11, 2022 MEETINGS

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Sean Burkes

Randolph moved to postpone for one month, second by Truxillo

Opposition: N/A

Yea: Ress, McInnis, Willie, Doherty, Fitzmorris, Crawford, Smail, Randolph and Truxillo

Nay: N/A

Abstain: N/A

16. 2022-3154-PP

Nature Walk Subdivision

Developer: Covington Creek, LLC

Engineer: Geoff Wilson Engineering, LLC

Parish Council District Representative: Hon. Rykert Toledano

General Location: The property is located west of 3rd Avenue, south of Helenbirg Road, north of Interstate-12, Covington, Louisiana. Ward 4, District 5

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jeff Schoen

Smail moved to postpone for one month, second by Crawford

Opposition: N/A

Yea: Ress, McInnis, Willie, Doherty, Fitzmorris, Crawford, Smail, Randolph and Truxillo

Nay: N/A

Abstain: N/A

REVOCATION REVIEW**1- REV22-07-008**

The revocation of an unopened portion of 8th Street and an unopened portion of 9th Street, located on the south side of LA Highway 36, north of the Tammany Trace, in the Town of New Claiborne Subdivision, Ward 3, District 2.

Applicant: Larry D. Terrell

Parish Council District Representative: Hon. David R. Fitzgerald

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jeff Schoen

Fitzmorris moved to approve, second by Randolph

Opposition: N/A

Yea: Ress, McInnis, Willie, Doherty, Fitzmorris, Crawford, Smail, Randolph and Truxillo

Nay: N/A

Abstain: N/A

2- REV22-12-009

The revocation of an unopened portion of Elberta Street, located south of Lemos Street, north of Rio Street, between Square 14 and Square 24 in the Spanish Trail Highlands Subdivision (as delineated on Map #106B), Ward 9, Council District 12.

Applicant: Luis E. Romero

Parish Council District Representative: Hon. Jerry Binder

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Albert Martinez

Truxillo moved to approve, second by McInnis

Opposition: N/A

Yea: Ress, McInnis, Willie, Doherty, Fitzmorris, Crawford, Smail, Randolph and Truxillo

Nay: N/A

Abstain: N/A

**ENTERING PARISH RIGHT-OF-WAY, SERVITUDES, EASEMENTS & TAMMANY TRACE
MINOR SUBDIVISION REVIEW**

3- Request to Enter the Parish Right-of-Way of 3rd Ave (The Birg Boulevard Subdivision) for the purpose of installing water and sewer infrastructure.

Debtor: Covington Creek, LLC

Parish Council District Representative: Hon. Rykert Toledano, Jr.

General Location: The property is located on the north side of Helenbirg Road, north of Covington Meadows Subdivision, Covington, Louisiana. Ward 3, District 5

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jeff Schoen

Randolph moved to approve, second by Crawford

Opposition: N/A

Yea: Ress, McInnis, Willie, Doherty, Fitzmorris, Crawford, Smail, Randolph and Truxillo

Nay: N/A

Abstain: N/A

4- Request to Enter the Parish Right-of-Way of Pinecrest Drive for the purpose of making roadway improvements.

Debtor: TCE Properties, LLC

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the east side of Hwy 21, south of Natchez Trace Subdivision, Covington, Louisiana. Ward 1, District 1

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Paul Mayronne

Truxillo moved to approve, second by Fitzmorris

Opposition: N/A

Yea: Ress, McInnis, Willie, Doherty, Fitzmorris, Crawford, Smail, Randolph and Truxillo

Nay: N/A

Abstain: N/A

MINOR SUBDIVISION REVIEW**5-2022-3120-MSP**

A minor subdivision of a 100 acre tract & a 270 acre tract into Tracts A, B & C

Owner & Representative: Copart of Louisiana, Inc.

Parish Council District Representative: Hon. James J. Davis

General Location: The parcel is located on the east and west sides of Turf Farm Road, south of LA Highway 36, Abita Springs, Louisiana. Ward 4 & 6, District 7

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Cody Bergeron

Ress moved to approve with waivers, second by Fitzmorris

Opposition: N/A

Yea: Ress, McInnis, Willie, Doherty, Fitzmorris, Crawford, Smail, Randolph and Truxillo

Nay: N/A

Abstain: N/A

6- 2022-3142-MSP

A minor subdivision of 7.946 acres, 1.367 acres, 2.470 acres identified as Parcel A, 2.470 acres, 2.470 acres identified as Parcel B, 2.470 acres identified as Parcel C, 2.470 acres identified as Parcel D into Parcels A, B, C-1, D-1 & E

Owners: Stephen L. Guidry Jr., Martha F. Peterson Singletary, Charles C. Peterson, Eddie D. Peterson, Randy D. Crowe, Jr.

Representative: Russ Rudolph

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The parcel is located on the north and south sides of Ebb Guillot Road, east of LA Highway 41, Pearl River, Louisiana. Ward 6, District 6

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Russ Rudolph

Fitzmorris moved to approve with waivers, second by Crawford

Opposition: Chris McShan

Yea: Ress, McInnis, Willie, Doherty, Fitzmorris, Crawford, Smail, Randolph and Truxillo

Nay: N/A

Abstain: N/A

7- 2022-3155-MSP

A minor subdivision of 3.847 acre into Lots M1 & M2

Owner & Representative: Ellison Holdings, LLC

Parish Council District Representative: Hon. Marty Dean

General Location: The parcel is located on the east of LA Highway 21, south of Dummyline Road, Madisonville, Louisiana. Ward 1, District 1

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jeff Schoen

Fitzmorris moved to approve, second by Crawford

Opposition:

Yea: Ress, McInnis, Willie, Doherty, Fitzmorris, Crawford, Smail, Randolph and Truxillo

Nay: N/A

Abstain: N/A

8- 2022-3089-MRP

Resubdivision of Parcel 5 into Parcels 5-A, 5-B, 5-C, 5-D & 5-E, Handsome Meadow Farms Subdivision

Owner & Representative: Succession of Manuel Lloyd – Dustin Lloyd, Administrator

Surveyor: John G. Cummins & Associates

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The property is located on the south side of Handsome Meadow Lane, west of LA Highway 437, Covington, Louisiana. Ward 2, District 3

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Dana Talley Lloyd

Willie moved to deny, second by Truxillo

Opposition: Mike Hebert, Greg Guidry, Jill Kesler, James Prentice and Sheila Veller

Yea: Ress, McInnis, Willie, Doherty, Fitzmorris, Crawford, Smail, Randolph and Truxillo

Nay: N/A

Abstain: N/A

9- 2022-3140-MRP

Resubdivision of lots 1 to 250 of Northshore Mobile Home Community into Parcels 1, 2, 3 & 4 Jubilee RV & Camping Park

Owner: Northshore Mobile Home Park Inc. – Gary W. Fordham, President

Representative: Jeffrey Shoen

Surveyor: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Jake A. Airey

General Location: The property is located on the southwest side of US Highway 190, south of Indian Village Road, Slidell, Louisiana. Ward 8, District 13

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jeff Schoen

Randolph moved to approve with waivers, second by Crawford

Opposition: N/A

Yea: Ress, McInnis, Willie, Doherty, Fitzmorris, Crawford, Smail, Randolph and Truxillo

Nay: N/A

Abstain: N/A

TENTATIVE SUBDIVISION REVIEW**11- 2022-3148-TP**

Lakeshore Villages, Phase 11 - "Resubmitted"

Developer/Owner: D.R. Horton, Inc. - Gulf Coast

Engineer/Surveyor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Jake Airey

General Location: The property is located north of Oak Harbor Blvd., west of LA Highway 433, east of Interstate-10, Slidell, Louisiana. Ward 9, District 13

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jeff Schoen

Fitzmorris moved to approve, second by Randolph

Opposition: N/A

Yea: Ress, Willie, Doherty, Fitzmorris, Randolph and Truxillo

Nay: McInnis, Crawford and Smail

Abstain: N/A

12- 2022-3149-TP

Lakeshore Villages, Phase 12 - "Resubmitted"

Developer/Owner: D.R. Horton, Inc. - Gulf Coast

Engineer/Surveyor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Jake Airey

General Location: The property is located north of Oak Harbor Blvd., west of LA Highway 433, east of Interstate-10, Slidell, Louisiana. Ward 9, District 13

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jeff Schoen

Fitzmorris moved to approve, second by Randolph

Opposition: N/A

Yea: Ress, Willie, Doherty, Fitzmorris, Randolph and Truxillo

Nay: McInnis, Crawford and Smail

Abstain: N/A

13- 2022-3150-TP

Lakeshore Villages, Phase 13 - "Resubmitted"

Developer/Owner: D.R. Horton, Inc. - Gulf Coast

Engineer/Surveyor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Jake Airey

General Location: The property is located north of Oak Harbor Blvd., west of LA Highway 433, east of Interstate-10, Slidell, Louisiana. Ward 9, District 13

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jeff Schoen

Fitzmorris moved to approve, second by Randolph

Opposition: N/A

Yea: Ress, Willie, Doherty, Fitzmorris, Randolph and Truxillo

Nay: McInnis, Crawford and Smail

Abstain: N/A

15- 2022-3081-PP

Rigolets Estates Subdivision, Phase 3A-2

Developer/Owner: Succession of Frederick J. Sigur

Engineer: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Jake Airey

General Location: The property is located south of LA Highway 433, west of US Highway 90, Slidell, Louisiana. Ward 8, District 13

POSTPONED AT THE OCTOBER 11, 2022 & NOVEMBER 9, 2022 MEETINGS

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Paul Mayronne

Fitzmorris moved to approve with waiver #4, second by Truxillo

Fitzmorris moved to approve waivers #2, 3 & 5, second by Randolph

Opposition:

Yea: Ress, McInnis, Willie, Doherty, Fitzmorris, Crawford, Smail, Randolph and Truxillo

Nay: N/A

Abstain: N/A

17- 2022-3144-FP

Lakeshore Villages, Phase 9-C

Developer/Owner: D.R. Horton, Inc. - Gulf Coast

Engineer/Surveyor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Jake Airey

General Location: The property is located north of Oak Harbor Blvd., west of LA Highway 433, east of Interstate-10, Slidell, Louisiana. Ward 9, District 13

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jeff Schoen

Willie moved to approve items 1-12 & 14, second by Fitzmorris

Opposition:

Yea: Willie, Doherty, Fitzmorris, Crawford, Smail, Randolph and Truxillo

Nay: Ress and McInnis

Abstain: N/A

18- 2022-3145-FP

Bedico Creek Subdivision, Parcel 15

Developer/Owner: Bedico Creek Preserve, LLC

Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the northwest side of LA Highway 1085, South of I-12, Madisonville, Louisiana. Ward 1, District 1

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Paul Mayronne

Randolph moved to approve, second by Willie

Opposition:

Yea: Willie, Doherty, Fitzmorris, Crawford, Smail and Randolph

Nay: Ress, McInnis and Truxillo

Abstain: N/A

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT Fitzmorris moved to adjourn, second by Truxillo

ENTERING THE TAMMANY TRACE

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ENTERING THE TAMMANY TRACE STAFF ANALYSIS REPORT

(As of January 3, 2023)

Meeting Date: January 10, 2023

CASE NO.: TRC23-01-001

REQUEST AND PURPOSE: The petitioner is requesting to enter the Tammany Trace for the purpose of constructing a five (5) foot concrete sidewalk and culvert to connect to the Trace parkway at the northern edge of the Tammany Trace 1600 feet west of South Tranquility Road.

DEVELOPER: J/Mac Development LLC
PO Box 67
Mandeville, LA 70448

ENGINEER/SURVEYOR: Kelly McHugh and Associates
845 Galvez Street
Mandeville, LA 70470

WARD: 7 PARISH COUNCIL DISTRICT: 11

PROPERTY LOCATION: The property is located on the north side of the Tammany Trace, west of South Tranquility Road, east of Transmitter Road.

STAFF COMMENTARY:

The Staff recommends approval of the access request subject to the comments listed below:

COMMENTS:

Department of Planning and Development

1. The width of the cleared area for the construction of a path to access the Trace shall not exceed ten (10) feet and the width of the pavement shall not exceed five (5) feet.
2. No trees are to be cleared along the Tammany Trace, with the exception of the 15 foot section of the Trace buffer needed to install the concrete walkway and culvert.
3. A land clearing permit must be acquired prior to work order and a pre-land clearing site visit will be conducted to ensure proper fencing or staking is in place to ensure no adverse effects on trees or Trace Right-of-Way.
4. The applicant shall procure written approval from the Director of the Tammany Trace prior to commencing any construction and shall provide said director with a daily work schedule.
5. The Tammany Trace shall not be closed or obstructed due to construction activity for more than one hour at any time unless it is approved by the Director of the Tammany Trace.
6. Only rubber tire excavating equipment is to be used on the trace.
7. All construction activities on the Tammany Trace shall be limited to daylight hours, Monday through Friday only (no weekends).
8. The Tammany Trace must be kept clean and free of construction material and debris at all times.

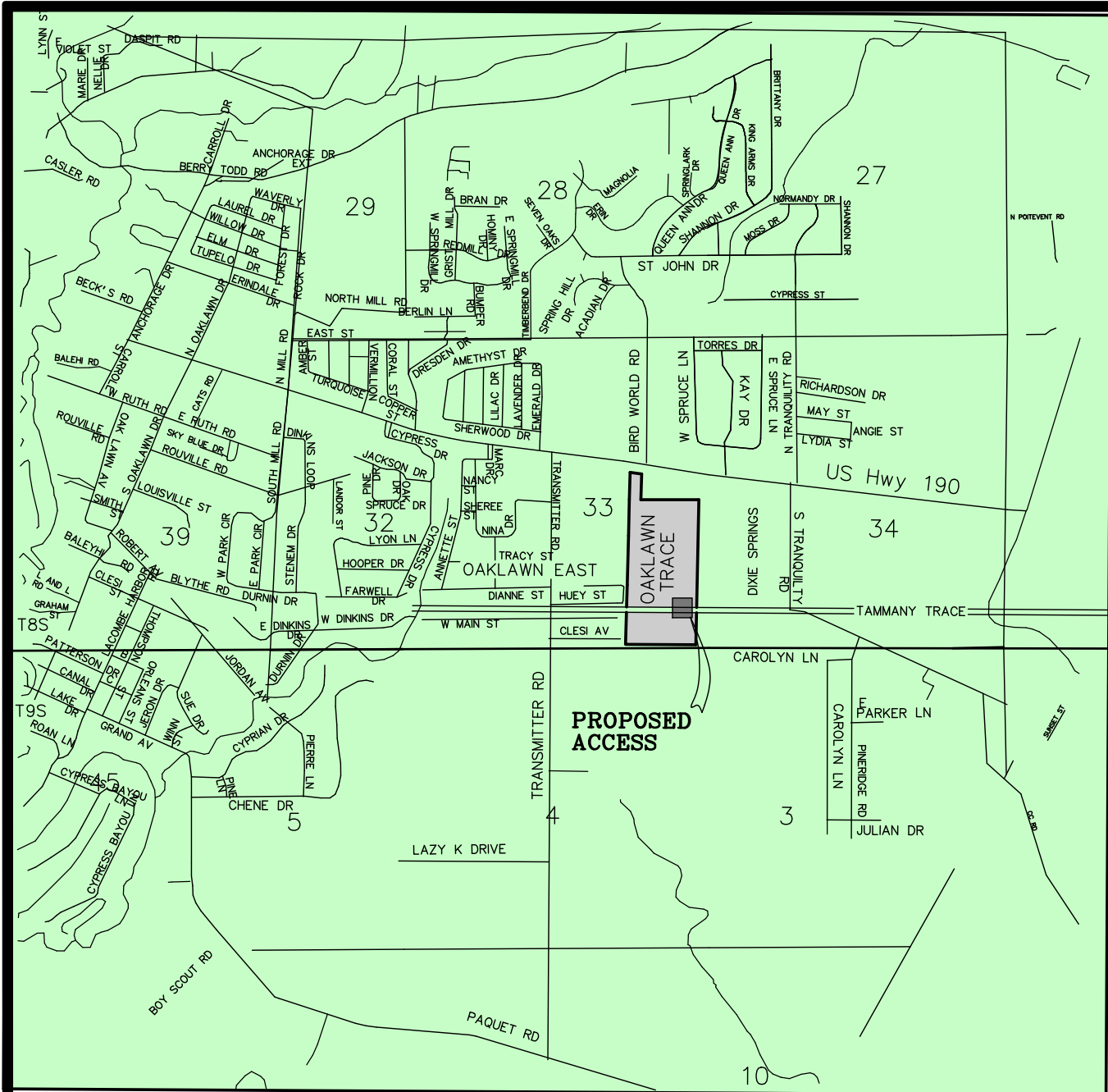
9. Obtain a work order from the Parish Engineer.
10. Signage or markings need to be added at the end of the road showing the road ends and the path is for Pedestrian Traffic only.
11. Based on the existing and proposed elevations the existing ditch will need to be regraded to provide positive flow. Update the plans accordingly.
12. Add a proposed elevation or a note stating the path be placed to match natural grade and not adversely effect the drainage in this area.
13. Provide existing and proposed cross-section showing ditch limits, elevations, top of bank, and bottom of ditch, etc.
14. A revised and detailed plan all of the aforementioned comments must be provided prior to final approval.
15. The applicant shall provide the parish with an acknowledgement and hold harmless agreement indemnifying St Tammany Parish from any and all liability that arises in connection with the requested access subject to review and approval by the parish's legal department.

INFORMATIONAL ITEMS:

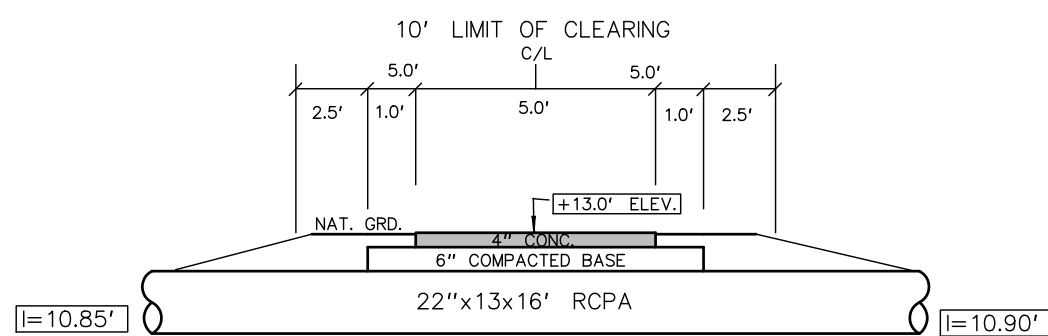
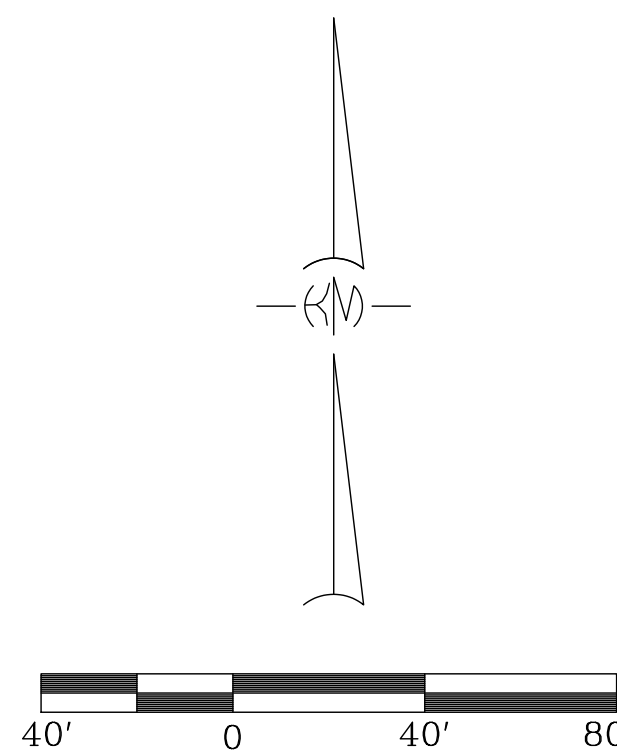
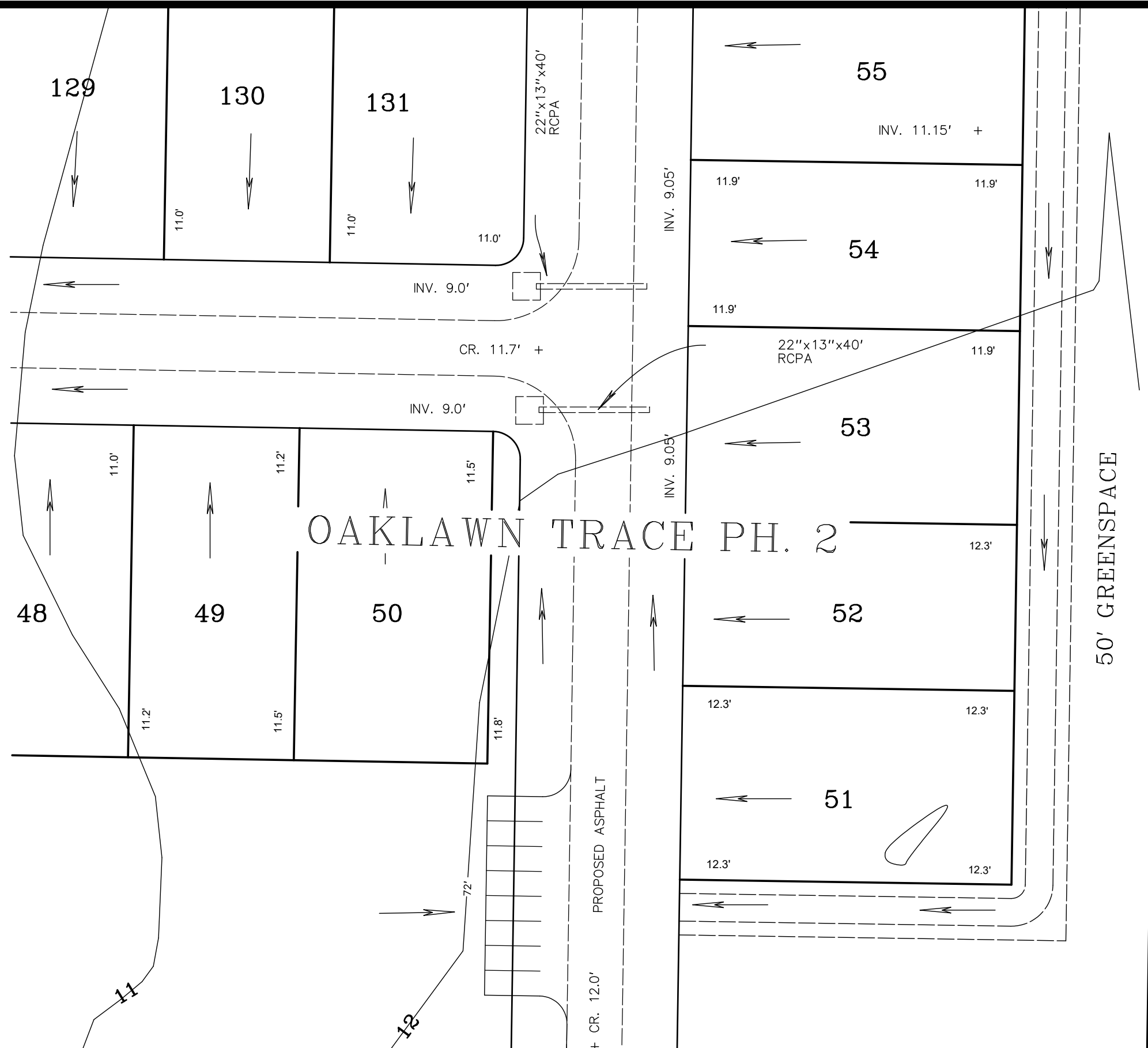
A construction cost estimate shall be submitted by the petitioner's engineer for the Performance Obligation.

If the Planning Commission approves this request, an Ordinance must be drafted for approval by the St. Tammany Parish Council.

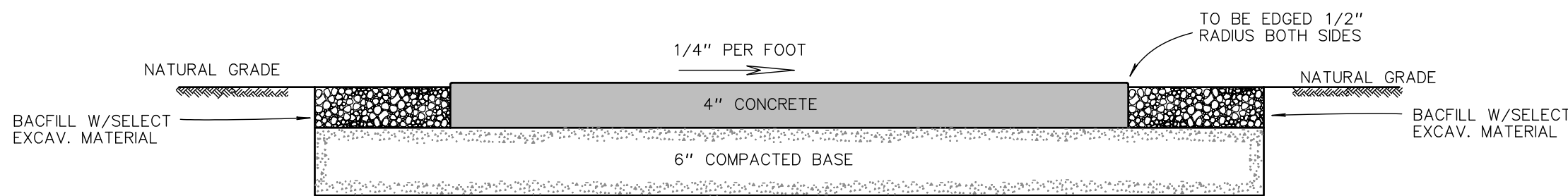
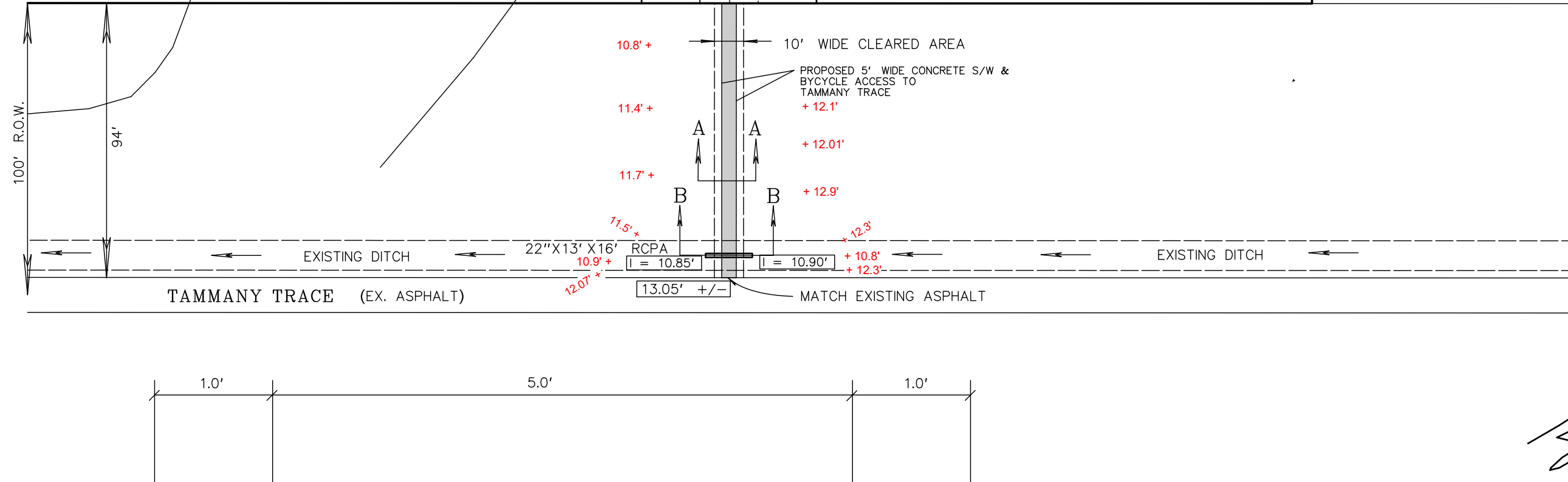
Revised drawings will not be accepted for review or placement in the packet prior to the January 10, 2023 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



VICINITY MAP
N.T.S.

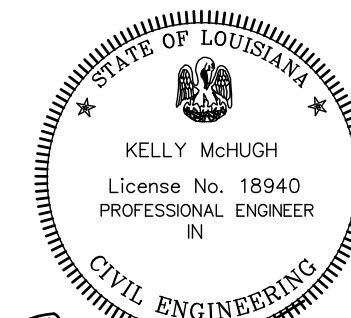


SECTION B-B
SIDEWALK & CULVERT SECTION
SCALE 1" = 4'



SECTION A-A
(5' SIDEWALK)
SCALE 1" = 1'

ELEVATIONS HEREON ARE REFERENCED TO NAVD 88, GEOID 18



Kelly McHugh
12-15-22

5' SIDEWALK ON TAMMANY TRACE R.O.W., AT SUNSET OAK BLVD
IN OAKLAWN TRACE PH. 2, SECTION 33, T-8-S, R-13-E,
GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH LA.

REVISIONS		KELLY McHUGH & ASSOCIATES, INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST., MANDEVILLE, LA. 626-5611	
MARK	DATE		
		SCALE: 1" = 10'	DATE: 12-14-22
		DRAWN: MDM	JOB NO.: 04-082
		CHECKED: KJM	DWG. NO.: 04-082 S/W



Kelly McHugh
&
Associates, Inc.

December 13, 2022

St. Tammany Parish
Department of Development
Attn: Carl Cleland
PO Box 628
Covington, LA 70434

RE: Entering Tammany Trace to construct
A 5' concrete walkway at Sunset Oak
Blvd in Oaklawn Trace, Lacombe, La

Carl,

On behalf of J/Mac Development, LLC, PO Box 67, Mandeville, La 70470, we request permission to enter Tammany Trace to construct a 5' concrete sidewalk and culvert to connect to the Trace parkway on the northern edge of the Trace 1600' west of South Tranquility Rd. See attached site plan and vicinity map with culvert calculations.

We feel that there is an absolute need for the residents of Oaklawn Trace to have a safe, pedestrian only access to use the public recreation (Trace).

This pedestrian access for recreation on the Trace is its intended use. There will only be minimal clearing (10') to install the 5' wide concrete walkway, with tree clearing limited to 15'. There will be minimal disruption to drainage since Oaklawn Trace drains north, away from the Trace.

We appreciate your kind attention to this matter.

Sincerely,

Kelly J. McHugh, P.E.

KJM:kah

Culvert Report

Culvert Studio v 2.0.0.27

Project filename: Oaklawn Tr. Tammany Trace.cst

12-13-2022

OT TT

Culvert 1



CULVERT

Shape = Arch Pipe
 Inlet Edge = Projecting
 Material = Concrete
 Manning's n = 0.012
 Rise = 13 in
 Span = 22 in
 Invert Elev. Down = 10.85 ft
 Length = 16.00 ft
 Slope = 0.003 ft/ft
 Invert Elev. Up = 10.90 ft
 No. Barrels = 1
 Plan Skew Angle = 0 degrees

EMBANKMENT

Top Width = 10.00 ft
 Top Elevation = 13.00 ft
 Crest Length = 100.00 ft

DISCHARGE

Method = Rational Method
 Drainage Area = 6.20 ac
 Runoff Coefficient = 0.30
 Time of Concentration = 89 min

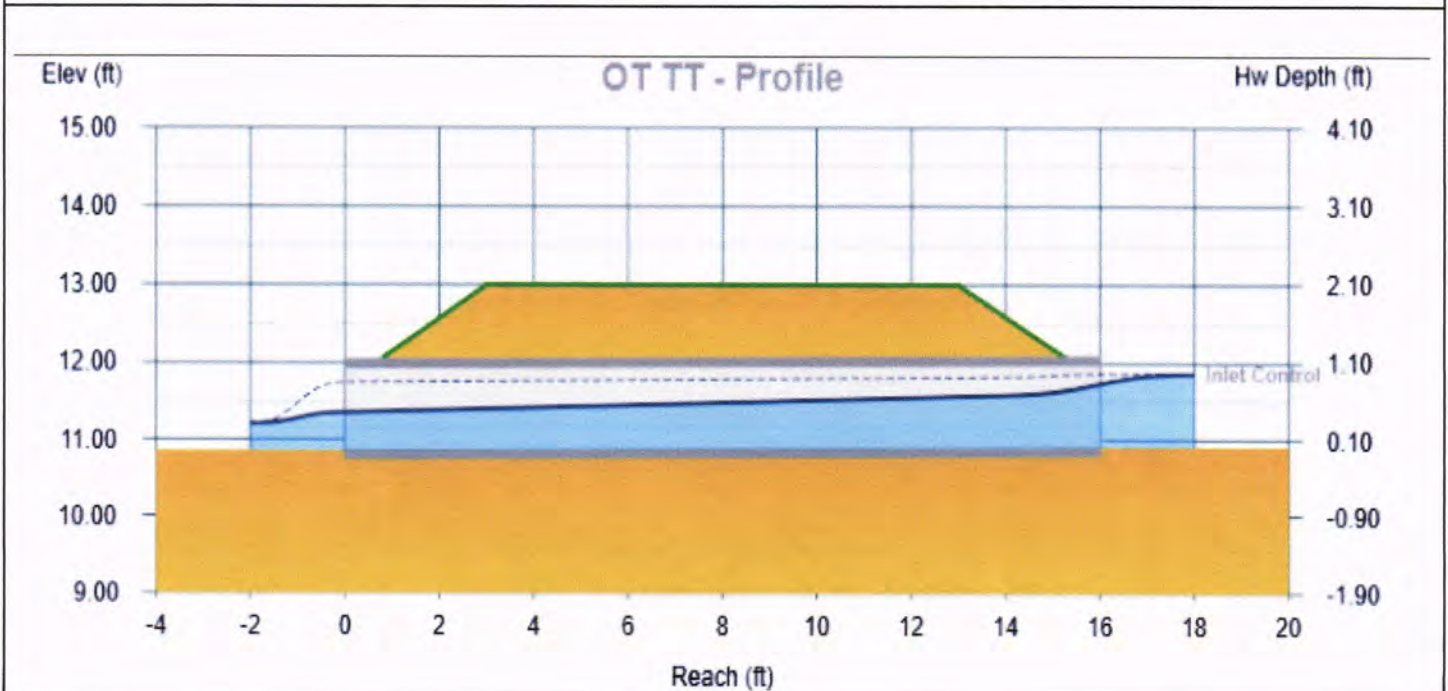
TAILWATER

Tailwater Elevation = Normal Depth

CALCULATION SAMPLE, 25 - Year Event

Discharge			Velocity		Depth		HGL @ Hw/D = 0.90		
Total	Culvert	Over Top	Down	Up	Down	Up	Down	Up	Hw
(cfs)	(cfs)	(cfs)	(ft/s)	(ft/s)	(in)	(in)	(ft)	(ft)	(ft)
4.52	4.52	0.00	4.99	3.70	6.2	8.7	11.36	11.62	11.87

Notes: IDF Curves = SampleIDF.idf;



TR55 Worksheet

Project Name: New Project

Studio Express by Hydrology Studio v 1.0.0.13

12-13-2022

OT TT

Rational

Hyd. No. 1

Description	Segments			Tc (min)
	A	B	C	
Sheet Flow				
Description				
Manning's n	0.410	0.013	0.013	
Flow Length (ft)	100			
2-yr, 24-hr Precip. (in)	4.800	2.280	2.280	
Land Slope (%)	.1			
Travel Time (min)	59.27	0.00	0.00	59.27
Shallow Concentrated Flow				
Flow Length (ft)	900			
Watercourse Slope (%)	.1			
Surface Description	Unpaved	Paved	Paved	
Average Velocity (ft/s)	.51			
Travel Time (min)	29.40	0.00	0.00	29.40
Channel Flow				
X-sectional Flow Area (sqft)				
Wetted Perimeter (ft)				
Channel Slope (%)				
Manning's n	0.025	0.025	0.025	
Velocity (ft/s)				
Flow Length (ft)				
Travel Time (min)	0.00	0.00	0.00	0.00
Total Travel Time				89 min

A
-6.2AC
W-550'
S-0.10%



C_3000941s

- 6
- 8
- 10
- 12
- 14
- 16



1"=500'

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REVOCATIONS

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REVOCATION STAFF ANALYSIS REPORT

(As of January 3, 2023)

Meeting Date: January 10, 2023

CASE NO.: REV23-01-001

NAME OF STREET OR ROAD: A portion of Tammany Avenue

NAME OF SUBDIVISION: N/A

WARD: 3 PARISH COUNCIL DISTRICT: 2

PROPERTY LOCATION: The property is located north of Landmark Lane, south of Walden Road, east of Hwy 437. Ward 3, District 2.

SURROUNDING ZONING: A-1 Suburban

PETITIONER/REPRESENTATIVE: Sherrel Phillips

STAFF COMMENTARY:

Department of Planning & Development Comments:

The applicant is requesting to revoke a 137 ft. portion of Tammany Avenue that is located on the property that she currently owns. Ms. Phillips owns the property on both sides of the Avenue.

The Parish accepted Tammany Avenue into the Parish Maintenance System in August of 1986. Tammany Avenue is 2,640 ft. in total length. The Parish owns the right of way for the 1,284 ft. portion of the avenue that is located within the Tammany Terrace subdivision. However, the Parish owns only the blacktopped road surface for the remaining 1,356 ft.

Approximately 628 ft. of the road surface is located on Ms. Phillips property. The applicant is seeking to revoke a 137 ft. portion of road surface located at the end of Tammany Avenue, past the Lee Road Water Corporation Property.

Recommendation:

A turnaround is located on the portion of property the applicant seeks to revoke. This revocation would eliminate the established turnaround for Tammany Avenue so a new turnaround would need to be established and constructed at the new end of publicly maintained roadway.

The portion of Tammany Avenue that the applicant seeks to revoke does serve a legitimate, although limited public use and benefit through its use as a turnaround for Tammany Avenue. Therefore, this request is not consistent relative to the Louisiana Revised Statutes governing the revocation of immovable property. Staff does not recommend approval.

SEC. 2

SEC. 11

HENRY R. RAUBER
1085/804

HENRY R. RAUBER
1199/579

MARVIN AMACKER
748/245

20.41 ACRES

1/4 SECTION
CORNER

N89°30'44"E

703.46'

*74.9'

Fnd. 1 1/2"
Iron Pipe

Fnd. 1/2"
Iron Rod

*74.2'

N00°52'42"W
1266.14'

S00°32'35"E
1326.35'

RES.
F.F. ELEV. = 73.5'
119.5'

70.1'

133.4'

BM

Fnd. 1/2"
Iron Pipe

45.1'

*65.8'

341.91'

S68°12'54"W

LEE ROAD WATER CORP.
734/170

*67.3' Fnd. 1/2"
Iron Rod

184.30'

N00°29'59"W

*67.7'

S89°31'54"W

377.51'

66.3'

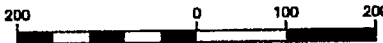
Fnd. Old Wood
w/Nail in Top

REFERENCE: 1.) SURVEY BY C.R. SCHULTZ DATED APRIL 9, 1957.
2.) SURVEY BY JERON FITZMORRIS DATED OCTOBER 1, 1973 FOR LEE ROAD WATER COOPERATIVE SURVEY NO. B.
3.) SURVEY BY JERON FITZMORRIS DATED JANUARY 5, 1983 FOR HENRY R. RAUBER, ET. UX., SURVEY NO. 2914.
4.) SURVEY BY JERON FITZMORRIS DATED MARCH 29, 1985 FOR HENRY R. RAUBER, AND CHARLES E. OGLE, SURVEY NO. 3868.

LEGEND

- 1/2" Iron Rod Set
● 1/2" Iron Rod Found
⊕ Cross

GRAPHIC SCALE



(IN FEET)

1 INCH = 200 FEET

BENCHMARK
NAIL IN POWER POLE
AT HOUSE
ELEV. = 72.0'

BUILDING SETBACKS
(* Verify Prior to Construction)
Front Setback.....*
Side Setback.....*
Rear Setback.....*

ADDRESS: 20257 TAMMANY AVENUE

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS D SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

F.I.R.M. No. 225205 0150 C
F.I.R.M. Date 10/17/89
ZN: C B.F.E. N/A
* Verify prior to construction with Local Governing Body.

DRAWING NO.

20100518

DATE:

8/26/10

J.V. Burkes & Associates, Inc.

SURVEYING

ENGINEERING • ENVIRONMENTAL

1805 Shortcut Highway

Slidell, Louisiana 70458

E-mail: jvbassoc@jvburkes.com

Phone: 985-649-0075 Fax: 985-649-0154

Mississippi Phone: 228-435-5800

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

DRAWN BY:

JL

CHECKED BY:

SMB

SCALE:

1" = 200'

**A SURVEY MAP OF A 20.41 ACRE
PARCEL OF LAND SITUATED IN
SECTION 11, T-6-S, R-11-E,
ST. TAMMANY PARISH, LOUISIANA**

SURVEYED BY:

CERTIFIED
TO:

GIBBS CONSTRUCTION, LLC

SEAN M. BURKES
LA REG. No. 4785

MINOR SUBDIVISIONS

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PLANNING STAFF REPORT
2022-3179-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stp.gov.org/planning

Location: The property is located on the north side of Baham Road, west of LA Highway 1077, Covington, Louisiana. Ward 1, District 3. S28 & S33, T6S, R10E

Ward: 1 **Council District:** 3

Posted: December 28, 2022

Owners: Casa De Leon Development, LLC- Ricky Boles

Representative: Casa De Leon Development, LLC- Ricky Boles

Engineer/Surveyor: Kelly J. McHugh & Associates, Inc.

Commission Hearing: January 10, 2023

Size: 15.08 acres

Determination: Approved, Denied, Postponed

Type of Development: Rural/Residential



Current Zoning

A-1 & A-2 Suburban Districts

Total Acres

15.08 acres

of Lots/Parcels

Minor subdivision of Parcel D into
Parcels D-1, D-2 & D-3

Surrounding Land Uses:

Residential, Undeveloped

Flood Zone:

Effective Flood Zone A; Preliminary
Flood Zone X; CDA

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create three (3) parcels from 15.08 acres. The minor subdivision request requires a public hearing due to:

- Parcel D was previously part of a minor subdivision approved in September 2017 (2017-798-MSA).
- Parcel D-3 does not meet the minimum lot width of 300 feet required under the A-1 Suburban Zoning District and requiring a waiver from the Planning Commission.

In order to approve the waivers a 2/3rds majority vote of the full membership of the commission (8 members) is needed, pursuant to Section 125-224 Waiver of Regulations, of Chapter 125 - Subdivision Regulations.

Planning Commission
January 10, 2023

Department of Planning and Development
St Tammany Parish, Louisiana

HL
2022-3179-MSP



PLANNING STAFF REPORT
2022-3179-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

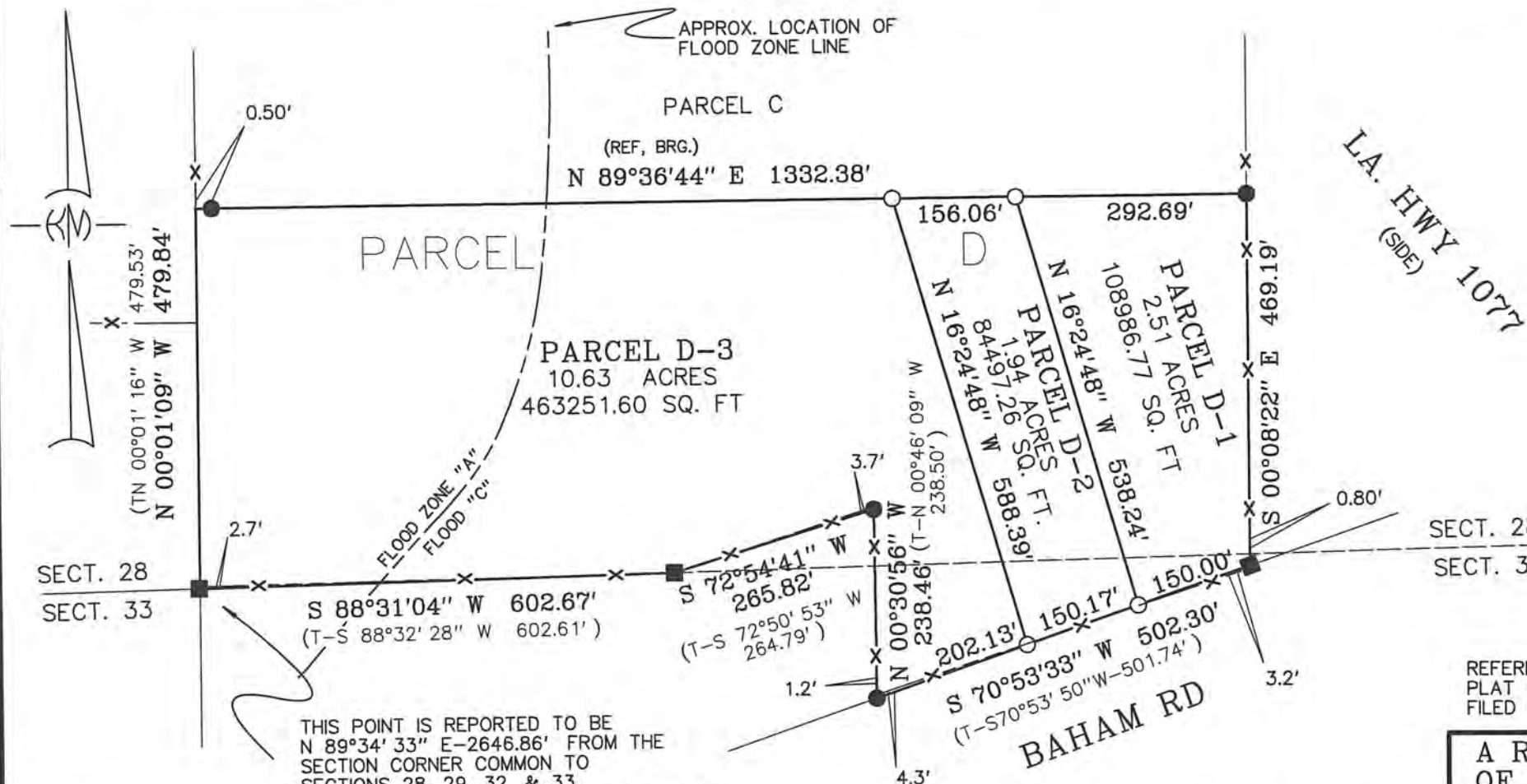
PLANNING & DEVELOPMENT
Ross Liner
Director

New Directions 2040

Residential: Medium-Intensity: Medium Intensity neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2-unit homes, as well as assisted living centers may fit into the character of Medium Intensity Residential Neighborhoods. The higher density of development makes central water and sewer more practical than on-site water and wastewater systems, and infrastructure like sidewalks, subsurface drainage, and street lighting are more common. These areas are appropriate buffers between Rural or Low Intensity Residential Neighborhoods and High Intensity Residential Neighborhoods or Commercial and Institutional areas.

Mixed-Use: areas are flexible and appropriate for higher concentration of residential and commercial uses, allowing shorter trips between destinations and opportunities for walkable, compact development patterns. Mixed Use areas are typically located at or near the Parish's existing hubs of activity and intersections of major roads, as well as along major traffic corridors. Mixed Use areas may also include higher density residential uses, such as garden apartments and condominiums.





NOTE:
OWNER OR CONTRACTOR IS RESPONSIBLE
FOR VERIFYING BUILDING SETBACKS
BEFORE CONSTRUCTION BEGINS.
NO SETBACKS OR SERVITUDES SHOWN HEREON.

-- LEGEND --

- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET
- = 3/4" IRON PIPE FOUND
- x-x- = FENCE

THIS PROPERTY IS LOCATED IN FLOOD
ZONE A & C; BASE FLOOD ELEV. UNDETERMINED;
F.I.R.M. PANEL NO. 225205 0205 C
REV. 10-17-1989

NOTE:
NO ATTEMPT HAS BEEN MADE BY KELLY McHUGH & ASSOC., INC. TO
VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS,
RIGHTS OF WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL
ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN
THOSE FURNISHED BY THE CLIENT.



KELLY J. McHUGH REG. NO. 4443

CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL
SURVEY MADE ON THE GROUND AND COMPLYING WITH THE
CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS
"C" SURVEY. RED STAMP SIGNIFIES CORRECT PLAT.

APPROVAL:

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT

REFERENCE:
PLAT OF A MINOR SUBDIVISION BY LAND SURVEYING, LLC
FILED FOR RECORD 09-28-2017, MAP NO. 5675A

A RESUBDIVISION OF PARCEL D
OF A PREVIOUS MINOR SUBDIVISION
INTO PARCELS D-1, D-2 & D-3,
SECTIONS 28 & 33 T-6-S, R-10-E,
G.L.D., ST. TAMMANY PARISH LA.

PREPARED FOR:

RICKY BOLES

KELLY J. McHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST., MANDEVILLE, LA. 626-5611

SCALE: 1" = 200'	DATE: 10-05-22
DRAWN: MDM	JOB NO.: 22-253
REVISED:	



PLANNING STAFF REPORT
2022-3180-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stp.gov.org/planning

Location: The property is located at the end of Sunflower Road, west of South Fitzmorris Road, Covington, Louisiana. Ward 3, District 2; S9, T6S, R11E

Ward: 3 Council District: 2

Posted: December 28, 2022

Owners: GT Family Holdings, LLC – James C. Theriot, Jr

Representative: GT Family Holdings, LLC – James C. Theriot, Jr

Engineer/Surveyor: John G. Cummings & Associates.

Commission Hearing: January 10, 2023

Size: 27.738 acres

Determination: Approved, Denied, Postponed

Type of Development: Rural/Residential



Current Zoning

A-1 Suburban District

Total Acres

27.738 acres

of Lots/Parcels

Minor subdivision of Tract B into Tracts
B-1, B-2, B-3, B-4 & B-5

Surrounding Land Uses:

Residential/Rural, Undeveloped

Flood Zone:

Effective Flood Zone C; Preliminary
Flood Zone X; Not CDA

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create five (5) Tracts from Tract B. The minor subdivision request requires a public hearing due to:

- The property is proposed to be subdivided into 5 tracts, accessed from a proposed 35 foot access drive/right of way.
- Tract B-3 does not meet the minimum lot width of 300 feet, required under the A-1 Suburban Zoning District and requiring a waiver from the Planning Commission.
- The proposed name of the access depicted on the survey plat shall be granted approval by the Planning Commission. The proposed access name “Amore Way” has been submitted and approved by St. Tammany Parish Communication District.



PLANNING STAFF REPORT

2022-3180-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT

Ross Liner
Director

- Requesting a waiver to construct the 35' access drive/right of way and the required drainage prior to building permit being issued on tracts B-1, B-2, B-3, B-4 & B-5 instead of prior to plats being recorded. Add the following note to the survey: **BUILDING PERMITS CANNOT BE FILED ON TRACTS B-1, B-2, B-3, B-4 & B-5 UNTIL THE DRAINAGE AND ROAD HAS BEEN COMPLETED IN ACCORDANCE WITH THE MINOR SUBDIVISION ORDINANCE.**

The request shall be subject to the above and below comments:

1. Confirm that the calculation for the area of Tracts B-1, B-2, B-3, B-4 & B-5 is exclusive of the proposed private access drive/right of way.
2. Submit plans of proposed private drive to the Department of Engineering for review and approval.
3. The private drive is subject to Section 125-189 - Minimum construction standards for a private drive (listed below):
 - a. Perpetual servitude of access with a minimum width of 35 feet.
 - b. Driving surface of 20 feet in width with two-foot shoulders on each side of the drive and 5½ feet on each side of the shoulder devoted to ditching/drainage and or utilities.
 - c. Drive shall be constructed with suitable compacted subbase materials and overlaid with an aggregate material (i.e., shell, gravel, limestone, three-course treatment, asphalt, concrete, etc.) that is acceptable to the Department of Engineering.
 - d. Ditch or ditches shall be constructed on either one or both sides of a drive in accordance to standard practices adopted by the Department of Engineering in order to provide adequate drainage.
 - e. Plans for the construction of the private drive and drainage submitted to the Department of Engineering for review and approval prior to the initiation of work.
 - f. Final inspection of the work performed by the Department of Engineering, after the private drive has been constructed and drainage improvements made.
 - g. Once the private drive has been constructed and all drainage improvements completed and approved by the Department of Engineering, then, and only then can the minor subdivision be recorded for public record in the clerk of court's office and the lots sold or donated.

In order to approve the waivers a 2/3rds majority vote of the full membership of the commission (8 members) is needed, pursuant to Section 125-224 Waiver of Regulations, of Chapter 125 - Subdivision Regulations.



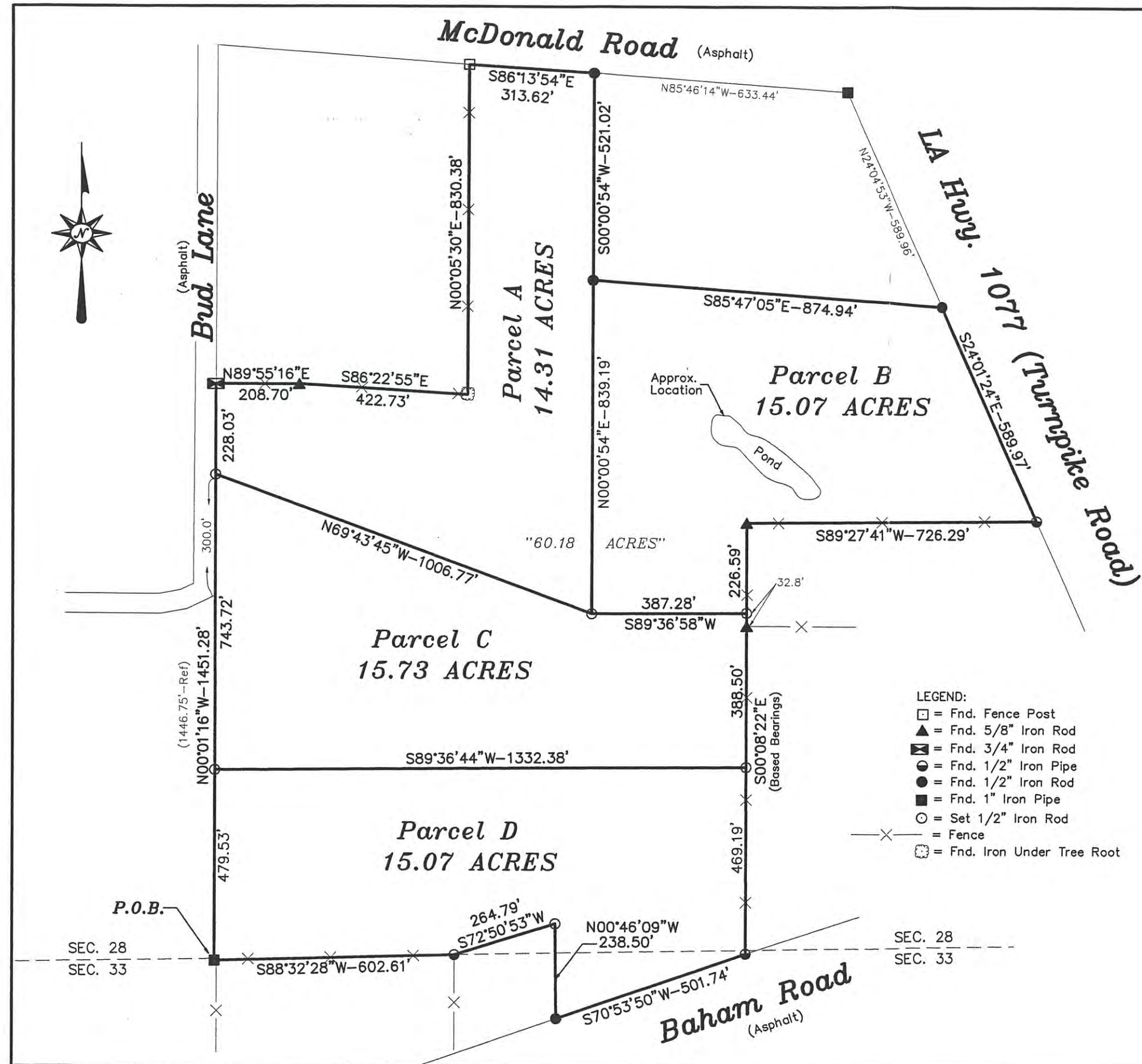
PLANNING STAFF REPORT
2022-3180-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

New Directions 2040

Rural & Agricultural: areas include mostly very low intensity uses in non-urbanized areas, such as agriculture, horse farms, timberlands, ranches, and very large single-family lots typically larger than three acres. No large traffic generators or noisy or pollution causing uses are located in Rural and Agricultural areas. Low-capacity country roads typically two-lanes serve these areas. Septic systems and wells are typical. The Parish's abundant rural areas provide ample space for low-intensity uses, offering residents privacy and access to the outdoors. The countryside also fosters a number of commercial activities, such as production farms, horse boarding, and lumber harvesting. The Rural and Agricultural category includes these commercial uses, as well as small rural-serving businesses such as small groceries, gas stations, restaurants, and auto repair shops. St. Tammany's countryside supports a growing tourism industry, whose businesses in this area include bed and breakfasts, retreat centers, nature tours, and "u-pick" farms.



A Minor Subdivision of a 60.18 Acre Parcel of Land, into Parcels A, B, C & D, situated in Sections 28 & 33, T-6-S, R-10-E, St. Tammany Parish, La.

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

09-28-2017

5675A

DATE

FILE NO.

Reference:

1) Survey by D & S Surveyors, Inc., Dated 6-5-2003, #03-72, (Basis of Bearings)

Reference Bearing calls not shown

The P.O.B. is Reported to be N89°34'33"E - 2646.86' from the Section Corner common to Sections 28, 29, 32 & 33, T-6-S, R-10-E, St. Tammany Parish, Louisiana

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A "D" SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXL

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

Bruce M. Butler III

BRUCE M. BUTLER III
LA. PROFESSIONAL LAND SURVEYOR
LIC. NO. 4894

LS Land Surveying, LLC
518 N. Columbia Street
Covington, LA 70433
(985) 892-6277 office (985) 898-0355 fax

MAP PREPARED FOR

Wingfield RE LLC

SCALE: 1" = 275'

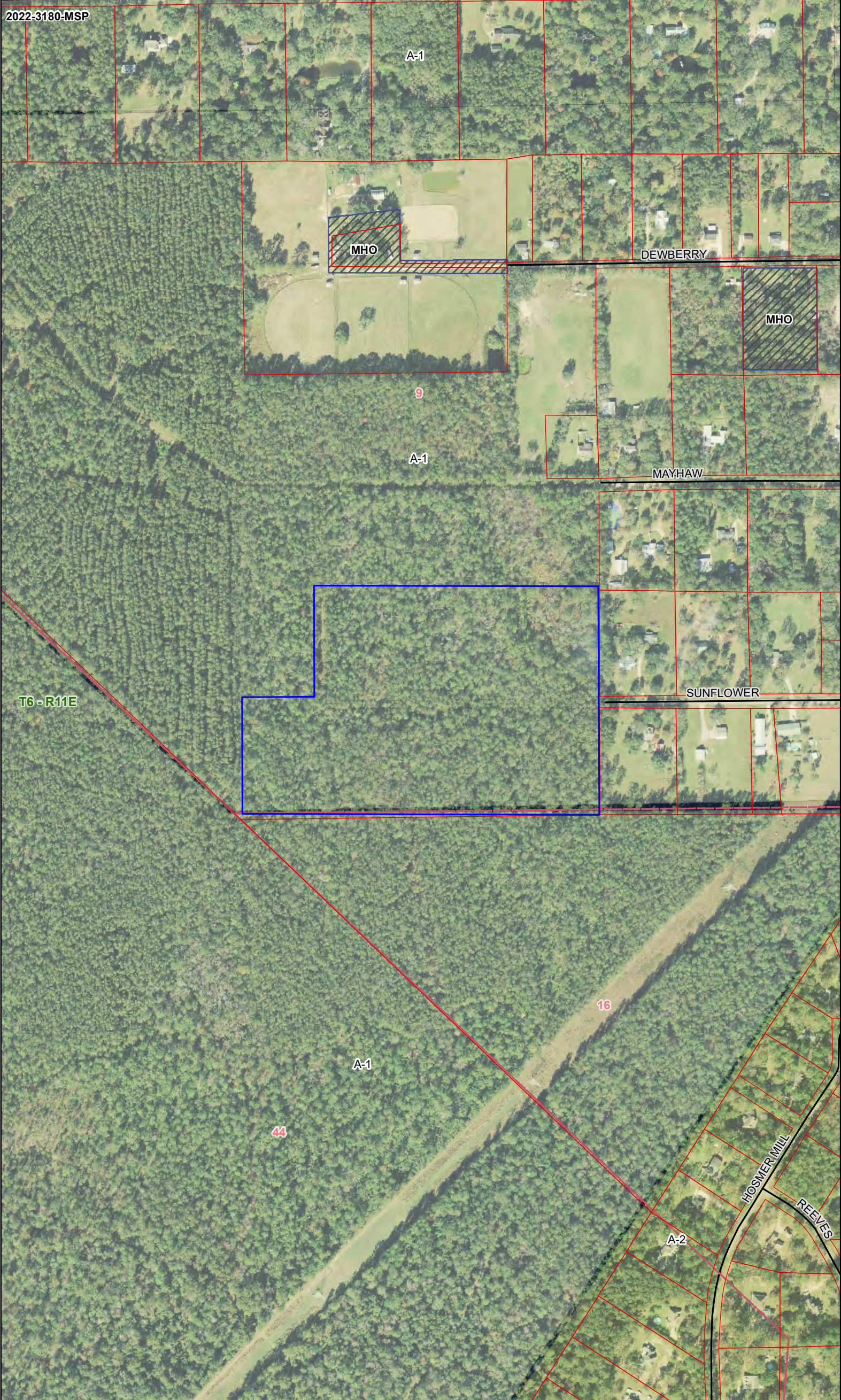
DRAWN BY JWJG

DATE: 9-18-2017

Situated in Sections 28 & 33, T-6-S, R-10-E, St. Tammany Parish, Louisiana

DRAWN NUMBER
18214

Terr3/WingfieldRELLC



A-1

MHO

DEWBERRY

MHO

9

A-1

MAYHAW

T6-R11E

SUNFLOWER

A-1

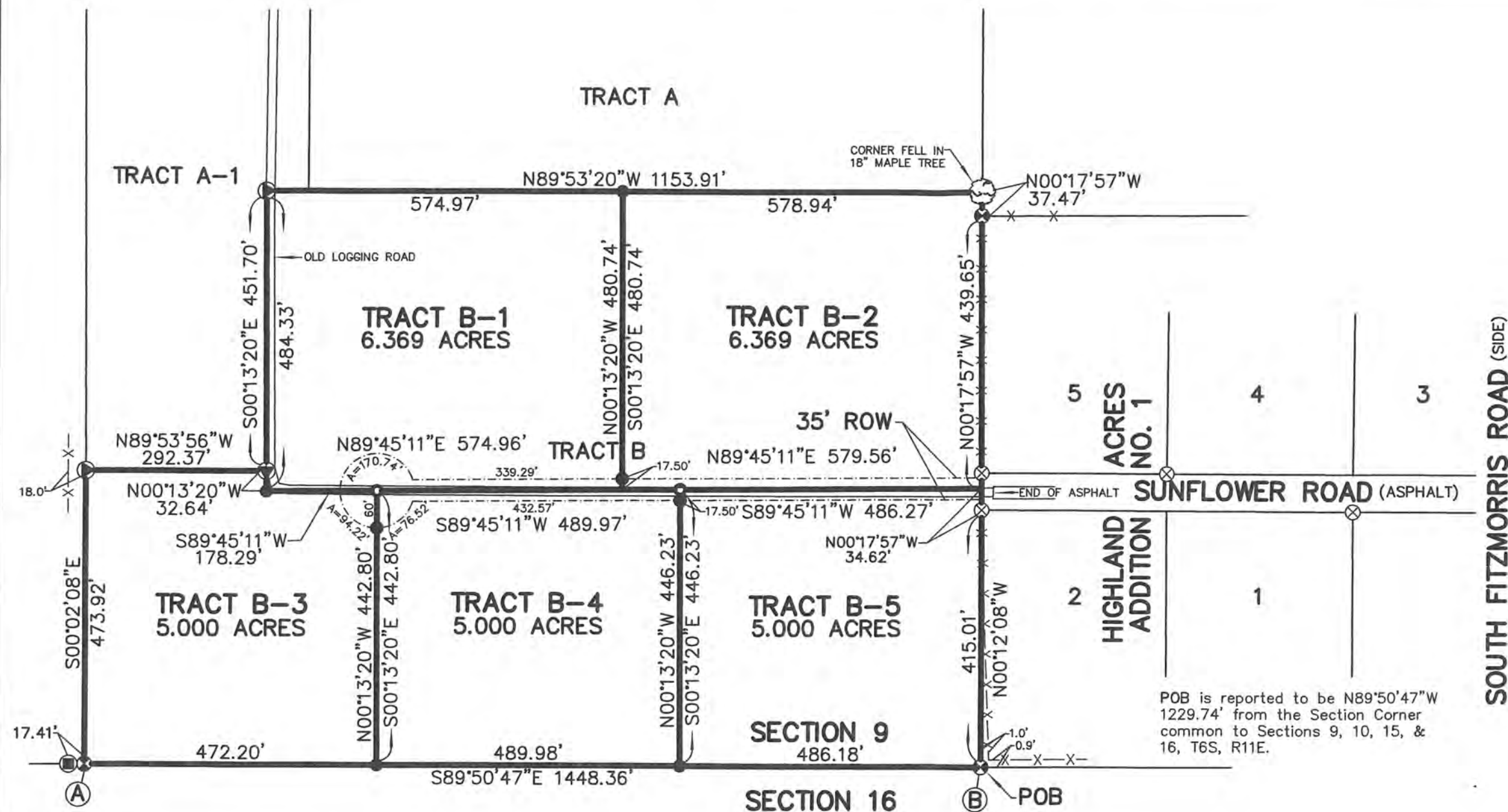
16

44

A-2

HOSMER MILL

REEVES



REFERENCE BEARING:
Iron Rod A to Iron Rod B
S89°50'47"E
(per Reference Survey No. 2)



- LEGEND**
- = 2" IRON PIPE FOUND
 - = 1/2" IRON PIPE FOUND
 - ⊗ = 5/8" IRON ROD FOUND
 - ⊙ = 1/2" IRON ROD FOUND
 - = 1/2" IRON ROD SET
 - = 60-D NAIL SET
 - X- = FENCE

APPROVAL:

CHAIRMAN OF THE PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY OF THE PARISH PLANNING COMMISSION

CLERK OF COURT

NOTE:

This property is located in Flood Zone C,
per F.E.M.A. Map No. 225205 0150 C,
dated October 17, 1989.

- REFERENCE SURVEYS:
1. Plat of Highland Acres Subdivision, Addition No. 1
by Gerald Fussell, Surveyor, dated January 7, 1972,
filed St. Tammany Parish Clerk of Court Map File No.
72D.
 2. Survey for the Estate of A.J. Planche, Sr. by John
E. Bonneau, Surveyor, dated June 20, 1994.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR
RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR
RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH
IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED.
A TITLE OR PUBLIC RECORDS SEARCH FOR SUCH INFORMATION WAS NOT MADE
BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.



603 N. JEFFERSON AVE. **John G. Cummings & Associates** Phone (985) 882-1549
COVINGTON, LA 70433 PROFESSIONAL LAND SURVEYORS IN LOUISIANA & MISSISSIPPI Fax (985) 882-9250

PLAT PREPARED FOR: **James Theriot**

SHOWING A SURVEY OF: **A MINOR SUBDIVISION OF TRACT B INTO TRACTS
B-1, B-2, B-3, B-4, & B-5, LOCATED IN SECTION 9,
TOWNSHIP 6 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH,
LOUISIANA.**

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON
THE GROUND BY ME, OR THOSE UNDER MY DIRECTION,
AND IS IN ACCORDANCE WITH THE APPLICABLE
STANDARDS OF PRACTICE AND BEARS A CLASS C
SURVEY.

John G. Cummings
PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 200' DATE: 9-7-2022 JOB NO. 22123



PLANNING STAFF REPORT
2022-3181-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: The property is located on the west side of LA Highway 25, south of Theresa Nave Road, Folsom, Louisiana. Ward 2, District 3; S15, T5S, R10E

Ward: 2 Council District: 3

Posted: December 28, 2022

Owners: Theresa M. Nave & Wilhemina Morgan Brooks

Representative: Theresa M. Nave & Wilhemina Morgan Brooks

Engineer/Surveyor: Land Surveying, LLC

Commission Hearing: January 10, 2023

Size: 42.11 acres

Determination: Approved, Denied, Postponed

Type of Development: Rural/Residential



Current Zoning

A-1 Suburban District

Total Acres

42.11 acres

of Lots/Parcels

Minor subdivision of 8.825 acres and 33.285 acres into Parcels A-3, A-4 & A-5

Surrounding Land Uses:

Residential/Rural, Undeveloped

Flood Zone:

Effective Flood Zone C; Preliminary
Flood Zone X; Not CDA

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create three (3) parcels from 42.11 acres. The minor subdivision request requires a public hearing due to:

- Parcels A-4 & A-5 do not meet the minimum lot width of 300 feet required under the A-1 Suburban Zoning District and requiring a waiver from the Planning Commission.

In order to approve the waivers a 2/3rds majority vote of the full membership of the commission (8 members) is needed, pursuant to Section 125-224 Waiver of Regulations, of Chapter 125 - Subdivision Regulations.



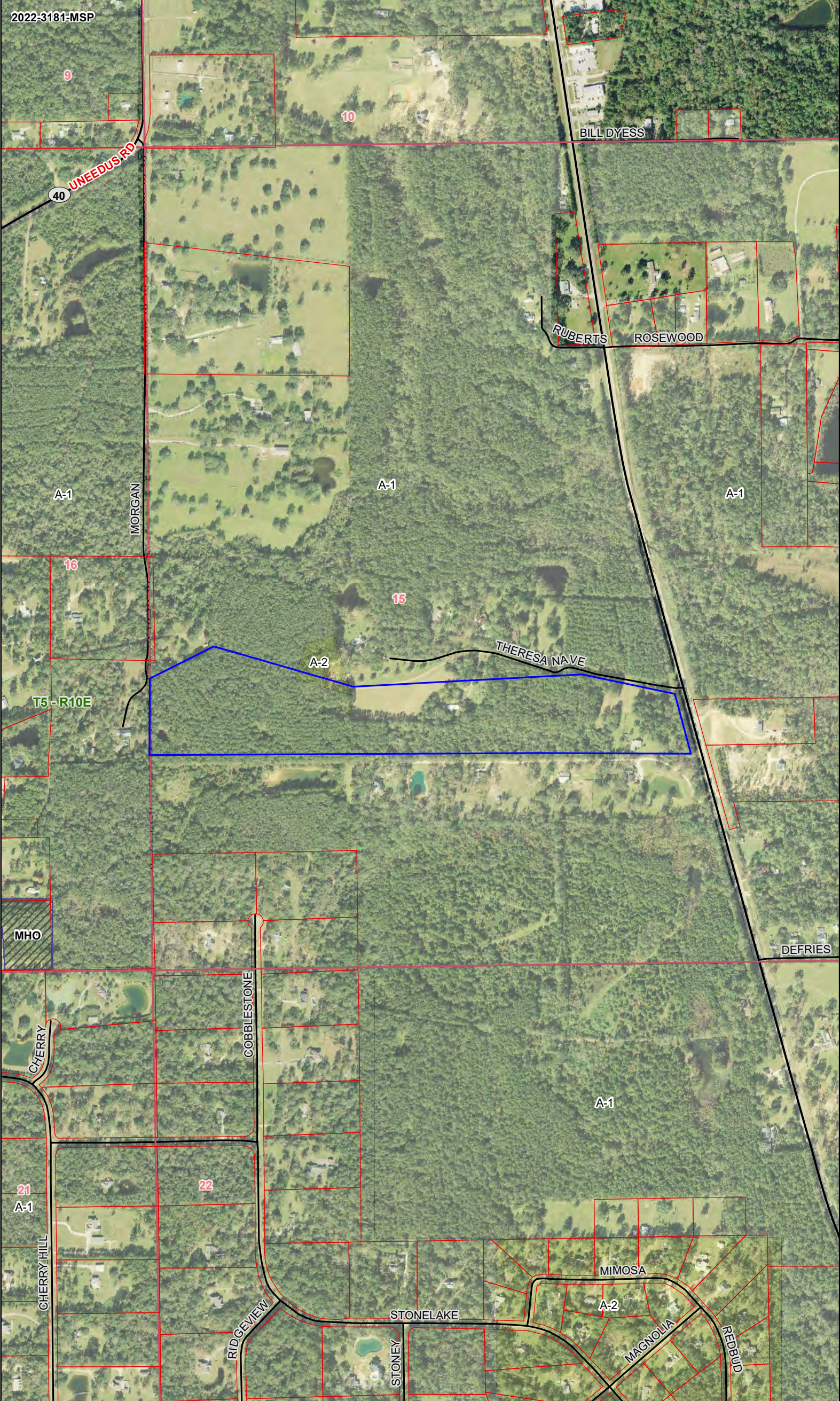
PLANNING STAFF REPORT
2022-3181-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

New Directions 2040

Rural & Agricultural: areas include mostly very low intensity uses in non-urbanized areas, such as agriculture, horse farms, timberlands, ranches, and very large single-family lots typically larger than three acres. No large traffic generators or noisy or pollution causing uses are located in Rural and Agricultural areas. Low-capacity country roads typically two-lanes serve these areas. Septic systems and wells are typical. The Parish's abundant rural areas provide ample space for low-intensity uses, offering residents privacy and access to the outdoors. The countryside also fosters a number of commercial activities, such as production farms, horse boarding, and lumber harvesting. The Rural and Agricultural category includes these commercial uses, as well as small rural-serving businesses such as small groceries, gas stations, restaurants, and auto repair shops. St. Tammany's countryside supports a growing tourism industry, whose businesses in this area include bed and breakfasts, retreat centers, nature tours, and "u-pick" farms.



Terra3/WilheminaBrooksResub



PLANNING STAFF REPORT
2022-3182-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: The property is located on the west side of Ochsner Blvd and on the north side of West Ochsner Blvd, Covington, Louisiana. Ward 1, District 1; S12, T7S, R10E

Ward: 1 Council District: 1

Posted: December 28, 2022

Owners: All State Financial Company & BYWL, LLC – Don McMath

Representative: Jeffrey D. Schoen

Engineer/Surveyor: Lowe Engineers

Commission Hearing: January 10, 2023

Size: 9.72 acres

Determination: Approved, Denied, Postponed

Type of Development: Commercial



Current Zoning

PBC-1 Planned Business Campus
District

Total Acres

9.72

of Lots/Parcels

Minor subdivision of Parcel 7A1-AD1-2
into Parcels 7A1-AD1-3 & 7A1-AB1

Surrounding Land Uses:

Commercial/Residential/Undeveloped

Flood Zone:

Effective Flood Zone C; Preliminary
Flood Zone AE; CDA

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create two (2) parcels from parcel 7A1-AD1-2. The minor subdivision request requires a public hearing due to:

- Parcel 7A1-AD1-2 was previously part of a minor subdivision approved in September 2022 (2022-2984-MSP).



PLANNING STAFF REPORT
2022-3182-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

The request shall be subject to the above and below comments:

1. Survey shall be amended as follow: ~~Ochsner Blvd. Ext.~~ **Ochsner Blvd, South Ochsner Blvd, Ochsner Boulevard Extension West Ochsner Boulevard.**
2. Survey shall be amended as follow: A MINOR SUBDIVISION OF PARCEL 7A1-AD1-2 into PARCELS 7A1-AD1-3 and ~~7A1-AB1~~ **7A1-AD1-4**
3. Confirm that there is a remaining 10 foot greenspace between the existing edge of the parking lot and the newly created northern property line of Parcel 7A1-AB1.

New Directions 2040

Mixed-Use: areas are flexible and appropriate for higher concentration of residential and commercial uses, allowing shorter trips between destinations and opportunities for walkable, compact development patterns. Mixed Use areas are typically located at or near the Parish existing hubs of activity and intersections of major roads, as well as along major traffic corridors. Mixed Use areas may also include higher density residential uses, such as garden apartments and condominiums.



APPROVALS:

CHAIRMAN - ST. TAMMANY PLANNING COMMISSION

SECRETARY - ST. TAMMANY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

Monique T Bringol, Deputy Clerk

09-12-2022

DATE FILED

6160A
MAP FILE NO.

NOTE: The Minor Subdivision was approved at the 08/09/2022 Planning Commission Meeting.

NOTE: Setback lines shall be verified by owner and/or contractor prior to any construction, as an abstract has not been performed by the undersigned.

NOTE: Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

NOTE: This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

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ALL RIGHTS RESERVED
LOWE ENGINEERS, LLC

Survey No. 2019-428

Drawn by: SPH/DMC

Scale: 1" = 450'

Date: JULY 13, 2022

Revised:

A MINOR SUBDIVISION OF
**PARCELS 7A1-AD1 AND 7A1-AB1 INTO
PARCELS 7A1-AD1-1, 7A1-AD1-2, 7A1-AB1-1,
7A1-AB1-2 AND W. OCHSNER BOULEVARD**
situated in
Section 12, T-7-S, R-10-E
in
St. Tammany Parish, Louisiana
for
ALL STATE FINANCIAL COMPANY

FLOODZONE NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "A & C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0210 C; Revised: OCTOBER 17, 1989

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA. BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "C" SURVEY.

LOWE
ENGINEERS

Professional Land Surveyors
Planners and Consultants
1011 NORTH CAUSEWAY BLVD., SUITE 34
MANDEVILLE, LA 70471
OFFICE NO. (985)845-1012
FAX NO. (985)845-1778
www.loweengineers.com
e-mail: MandevilleTeam@loweengineers.com

BUILDING SETBACKS

FRONT: N/A
SIDE: N/A
SIDE STREET: N/A
REAR: N/A

REFERENCE SURVEY:

A survey map by this firm dated January 20, 2020 and revised February 17, 2020 and March 10, 2020. Survey# 2019 428 and Map File# 5925C

BASIS FOR BEARINGS:
The Reference Map.

This Survey is Certified
True and Correct By

JOHN E. BONNEAU
LICENSE NO. 4423
PROFESSIONAL

John E. Bonneau
Professional Land Surveyor

LINE TABLE		
LINE#	BEARING	LENGTH
L1	N88°22'29"W	20.43'
L2	S04°24'08"W	31.68'
L3	S89°58'43"W	140.00'
L4	N89°21'54"E	140.01'
L5	S89°21'54"W	32.43'
L6	S18°00'18"W	120.76'
L7	N00°23'11"W	139.02'
L8	S88°22'29"E	20.43'
L9	N04°24'08"E	31.68'
L10	N00°19'28"W	130.00'
L11	S01°37'32"W	36.50'

CURVE TABLE				
CURVE#	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	85.00'	126.96'	S47°11'26"W	115.48'
C2	85.00'	126.96'	N47°11'26"E	115.48'
C3	122.00'	83.03'	N70°31'30"W	81.43'
C4	119.23'	24.85'	N56°59'58"W	24.80'
C5	40.00'	17.22'	S10°31'31"E	17.09'
C6	105.00'	181.48'	S07°12'24"E	159.72'
C7	135.00'	52.96'	S31°04'07"W	52.62'
C8	75.00'	23.83'	S10°43'38"W	23.73'

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PLANNING STAFF REPORT
2022-3183-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: The property is located on the west side of LA Highway 434, north of Krentel Road, Lacombe, Louisiana. Ward 7, District 11; S8, T8S, R13E

Ward: 7 **Council District:** 11

Posted: December 28, 2022

Owners: Heartland Properties, LLC

Representative: Heartland Properties, LLC

Engineer/Surveyor: Aucoin & Associates, Inc

Commission Hearing: January 10, 2023

Size: 60.208

Determination: Approved, Denied, Postponed

Type of Development: Commercial



Current Zoning

A-2 Suburban District

Total Acres

60.208

of Lots/Parcels

Minor subdivision of 60.208 acres into
Parcels A & B

Surrounding Land Uses:

Commercial/Industrial

Flood Zone:

Effective Flood Zone A; Preliminary
Flood Zone AE;

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create two (2) parcels from 60.208 acres. The minor subdivision request requires a public hearing due to:

- The parent property to be subdivided totals more than 25 acres in size and only the 1.53 acre residual parcel being created has been surveyed, requiring a waiver of the regulations by the Planning Commission, since the site is located south of the Urban Growth Boundary Line.

Planning Commission
January 10, 2023

Department of Planning and Development
St Tammany Parish, Louisiana

HL
2022-3183-MSP



PLANNING STAFF REPORT
2022-3183-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

The request shall be subject to the above and below comments:

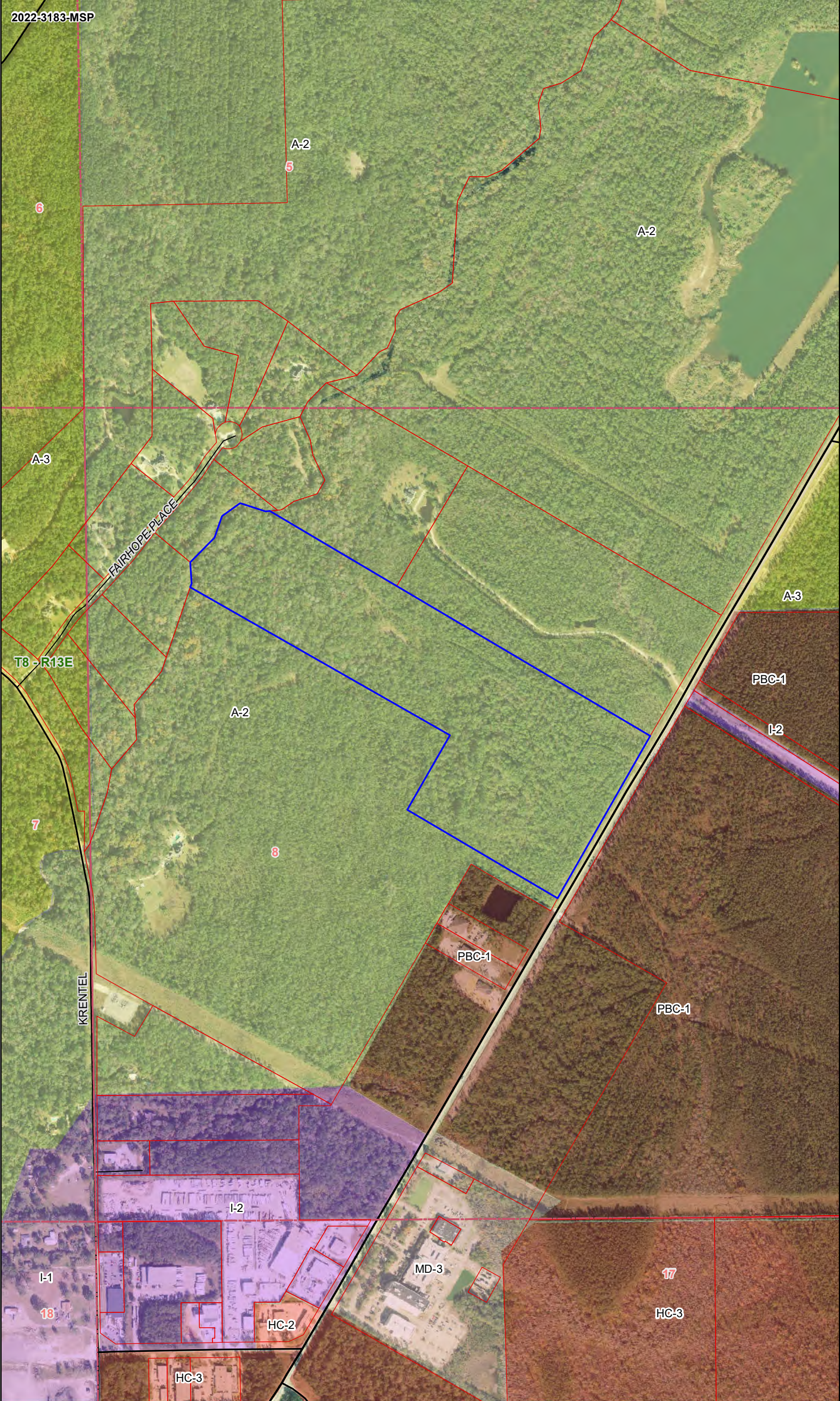
1. Parcel A & Parcel B shall be identified/labeled on the survey.

In order to approve the waivers a 2/3rds majority vote of the full membership of the commission (8 members) is needed, pursuant to Section 125-224 Waiver of Regulations, of Chapter 125 - Subdivision Regulations.

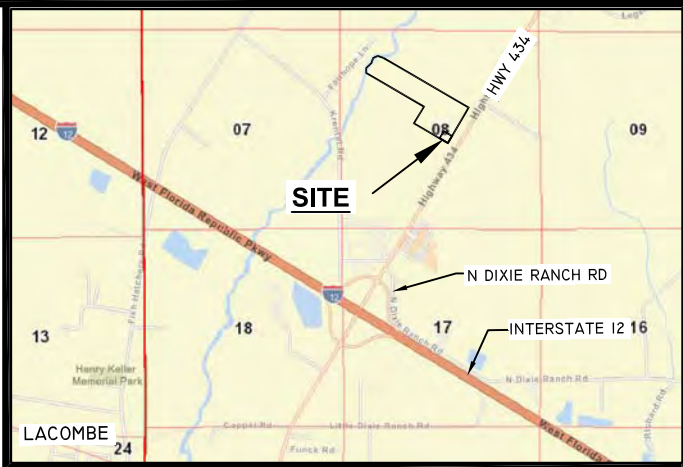
New Directions 2040

Mixed-Use: areas are flexible and appropriate for higher concentration of residential and commercial uses, allowing shorter trips between destinations and opportunities for walkable, compact development patterns. Mixed Use areas are typically located at or near the Parish's existing hubs of activity and intersections of major roads, as well as along major traffic corridors. Mixed Use areas may also include higher density residential uses, such as garden apartments and condominiums.

Manufacturing & Logistics: areas provide abundant space and access to infrastructure for a range of uses including advanced manufacturing, storage and distribution, maritime uses, and utilities. These uses serve important economic goals, including provision of living-wage jobs and contribution to a strong tax base. However, some of these uses can negatively impact surrounding communities through truck traffic, noise, and pollution. Manufacturing and Logistics areas are therefore located away from sensitive ecological areas and existing and planned residential areas, and should be located adjacent to high capacity transportation corridors.



SECTION 8, T-8-S, R-13-E
ST. TAMMANY PARISH, LOUISIANA



VICINITY MAP
SCALE: 1"=5000'

NOW OR FORMERLY
FAIRHOPE FARM INC.

BAYOU LACOMBE

NOW OR FORMERLY
HEARTLAND PROPERTIES LLC

NOW OR FORMERLY
MARCIA S. WILLIAMS

NOW OR FORMERLY
RAYFORD DUCKWORTH, ET UX

NOTES

- BEARINGS AND COORDINATES BASED ON GPS OBSERVATIONS—NAD 83 LA NORTH
- NO SERVITUDES, EASEMENTS, OR RIGHTS-OF-WAY, OTHER THAN THOSE SHOWN HEREON, WERE LOCATED, NOR IS THE INTENT OF THIS SURVEY TO RESEARCH OR INVESTIGATE ANY SERVITUDES, EASEMENTS, OR RIGHTS-OF-WAY.
- SURVEY PREPARED FROM INFORMATION PROVIDED BY CLIENT. NO ATTEMPT WAS MADE BY AUCOIN & ASSOCIATES, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, RIGHTS-OF-WAY, OR OTHER BURDENS ON PROPERTY.
- I CERTIFY THIS PLAT IS BASED ON A SURVEY MADE ON THE GROUND AND PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY AS STIPULATED IN LAC, TITLE 46, PART LXI, CHAPTER 29.

① REMAINDER OF
60.208 ACRES
(NOT SURVEYED)



① REMAINDER OF
60.208 ACRES
(NOT SURVEYED)

1.53 ACRES

INSET
SCALE 1" = 100'

LEGEND

- △ SET 5/8" IRON ROD
- FOUND 1/2" IRON ROD
- APPARENT RIGHT-OF-WAY LINE

REFERENCE DOCUMENTS

- ① MAP OF SURVEY OF 60.208 ACRES PREPARED BY J.V. BURKES AND ASSOC. AND DATED SEPTEMBER 14, 1995.

APPROVALS:

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

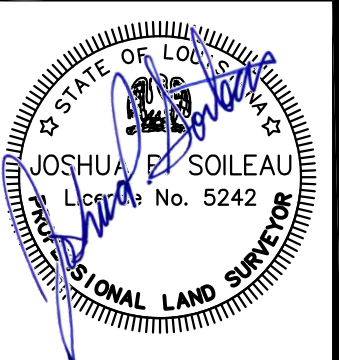
CHAIRMAN OF THE PLANNING COMMISSION

SECRETARY OF THE PLANNING COMMISSION

CLERK OF COURT

DATE

MAP FILE NUMBER



PLAT OF SURVEY PREPARED FOR
CLECO POWER, LLC

SHOWING MINOR SUBDIVISION OF 60.208 ACRES INTO
PARCEL A BEING 1.53 ACRES AND
PARCEL B BEING 58.678 ACRES (NOT SURVEYED)
SITUATED IN SECTION 8, T-8-S, R-13-E
ST. TAMMANY PARISH, LOUISIANA

REV. 2:12-09-22



AUCOIN & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
ADDRESS: P.O. BOX 968
EUNICE, LA 70535
PHONE NUMBER: (337) 457-7366
ADDRESS: 4865 IHLES ROAD #7
LAKE CHARLES, LA 70605
PHONE NUMBER: (337) 990-5615

DRAFTER	MR	DATE	09-20-22
CHECKED	JPS	DATE	09-20-22



PLANNING STAFF REPORT
2022-3198-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: The property is located on the west side of LA Highway 1083, south of LA Highway 40, north of Hemphill Road, Bush, Louisiana. Ward 5, District 6; S15, T5S, R12E

Ward: 5 Council District: 6

Posted: December 28, 2022

Owners: Gerald Glen Bradford & Clearwater Sanctuary – Nancy Torcson

Representative: Paul J. Mayronne

Engineer/Surveyor: Land Surveying, LLC

Commission Hearing: January 10, 2023

Size: 15.05 acres

Determination: Approved, Denied, Postponed

Type of Development: Rural/Residential



Current Zoning

A-2 Suburban District

Total Acres

15.05

of Lots/Parcels

Minor Subdivision of 5 acres & 10.05
acres into Parcels A & B

Surrounding Land Uses:

Rural/Residential

Flood Zone:

Effective Flood Zone C; Preliminary
Flood Zone X; Not CDA

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create two (2) parcels from 15.05 acres. The minor subdivision request requires a public hearing due to:

- Parcel A does not meet the required minimum width of 30 feet for the creation of a flag lot and requiring a waiver from the Planning Commission.

In order to approve the waivers a 2/3rds majority vote of the full membership of the commission (8 members) is needed, pursuant to Section 125-224 Waiver of Regulations, of Chapter 125 - Subdivision Regulations.

Planning Commission
January 10, 2023

Department of Planning and Development
St Tammany Parish, Louisiana

HL
2022-3198-MSP



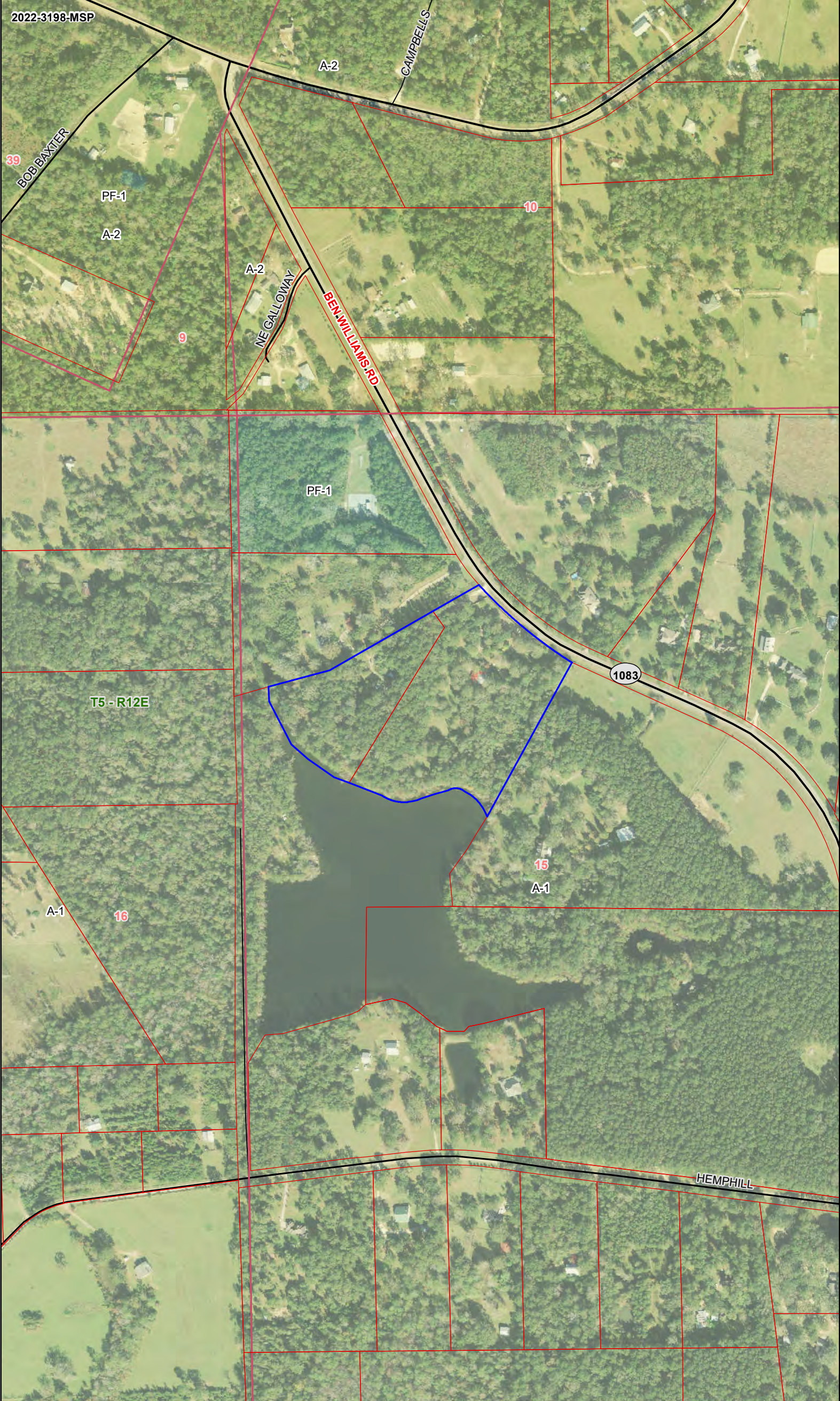
PLANNING STAFF REPORT
2022-3198-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

New Directions 2040

Rural & Agricultural: areas include mostly very low intensity uses in non-urbanized areas, such as agriculture, horse farms, timberlands, ranches, and very large single-family lots typically larger than three acres. No large traffic generators or noisy or pollution causing uses are located in Rural and Agricultural areas. Low-capacity country roads—typically two-lanes—serve these areas. Septic systems and wells are typical. The Parish’s abundant rural areas provide ample space for low-intensity uses, offering residents privacy and access to the outdoors. The countryside also fosters a number of commercial activities, such as production farms, horse boarding, and lumber harvesting. The Rural and Agricultural category includes these commercial uses, as well as small rural-serving businesses such as small groceries, gas stations, restaurants, and auto repair shops. St. Tammany’s countryside supports a growing tourism industry, whose businesses in this area include bed and breakfasts, retreat centers, nature tours, and “u-pick” farms.



DATE	FILE NO.
------	----------

R=1185.92', A=25.39'
S39°46'57"E-25.39'-Chd.

Reference calls not shown

The P.O.B. is reported to be S00°55'E-579.66'; S00°35'E-585.35'; N74°21'E-161.41'; S02°41'53"E-62.27'; S27°19'23"E-197.18'; S48°15'26"E-90.55'; S56°22'50"E-186.20'; S64°19'34"E-26.71' from the Section Corner common to Sections 9, 10, 15 & 16, T-5-S, R-12-E, St. Tammany Parish, La.

Line Table:
L1-N34°18'36"W-48.32'

Note: Improvements, Utilities and Fencing
are not shown on Parcel A

Note: A overhead powerline runs along the Front Boundary Line of Subject Properties (La. Hwy. 1083)

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE STANDARD
DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY
STANDARDS OF A "D" SURVEY AND THE APPLICABLE STANDARDS
OF PRACTICE CITED IN LAC 46:XXI.

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE
ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

BRUCE M. BUTLER III
LA. PROFESSIONAL LAND SURVEYOR
LIC. NO. 4894

LS Land Surveying, LLC
518 N. Columbia Street
Covington, LA 70433
(985) 892-6277 office (985) 898-0355 Fax

CLEARWATER SANCTUARY

SCALE: 1" = 110'		DRAWN BY JWG
DATE: 9-19-2022		

SECTION 15, T-5-S, R-12-E, ST. TAMMANY PARISH, LA.

SURVEY NUMBER
20964

Terra3/ClearwaterSanctuaryMinorSubdivision

(Must verify prior to Construction)
Building Setbacks:
Front:
Side:
Rear:
Side Street:

LEGEND:
 ● = Fnd. 1/2" Iron Rod
 ○ = Set 1/2" Iron Rod
 — = Fence

RESUBDIVISION REVIEW

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PLANNING STAFF REPORT
2022-3161-MRP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: The property is located on the west side of Wadsworth Blvd, on the north & south sides of Harvey Drive and on the north side of LA Highway 1088 & Interstate 12, Mandeville, Louisiana; S33, T7S, R12E

Ward: 4 **Council District:** 5

Posted: December 28, 2022

Owner & Representative: Love's Travel Stops and Country Stores -Brad Peck and The Azby Fund – Patrick Fitzmorris

Engineer/Surveyor: R. W. Krebs Professional Land Surveying, LLC

Commission Hearing: January 10, 2023

Size: 31.1516 acres

Determination: Approved, Denied, Postponed

Type of Development: Industrial & Commercial

Current Zoning

PUD Planned Unit Development

Total Acres

31.1516 acres

of Lots/Parcels

Resubdivision of Parcels 2-A & 3-A into Parcels 2-A-1, 2-A-2 & 3-A-1 – and the dedication of Henry Street and a drainage servitude, Wadsworth Subdivision

Surrounding Land Uses:

Flood Zone:

Effective Flood Zone C; Preliminary Flood Zone X; CDA (Parish Determined CDA)



STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The owner is requesting to create three (3) parcels and the dedication of Henry Street & a drainage servitude from Parcels 2-A & 3-A. The public hearing is required considering that:

- As stated in the restrictive covenants of the approved plat, no lots shall be further resubdivided without approval from the Planning Commission.

Planning Commission
January 10, 2023

Department of Planning and Development
St Tammany Parish, Louisiana

HL
2022-3161-MRP



PLANNING STAFF REPORT
2022-3161-MRP

MICHAEL B. COOPER
PARISH PRESIDENT

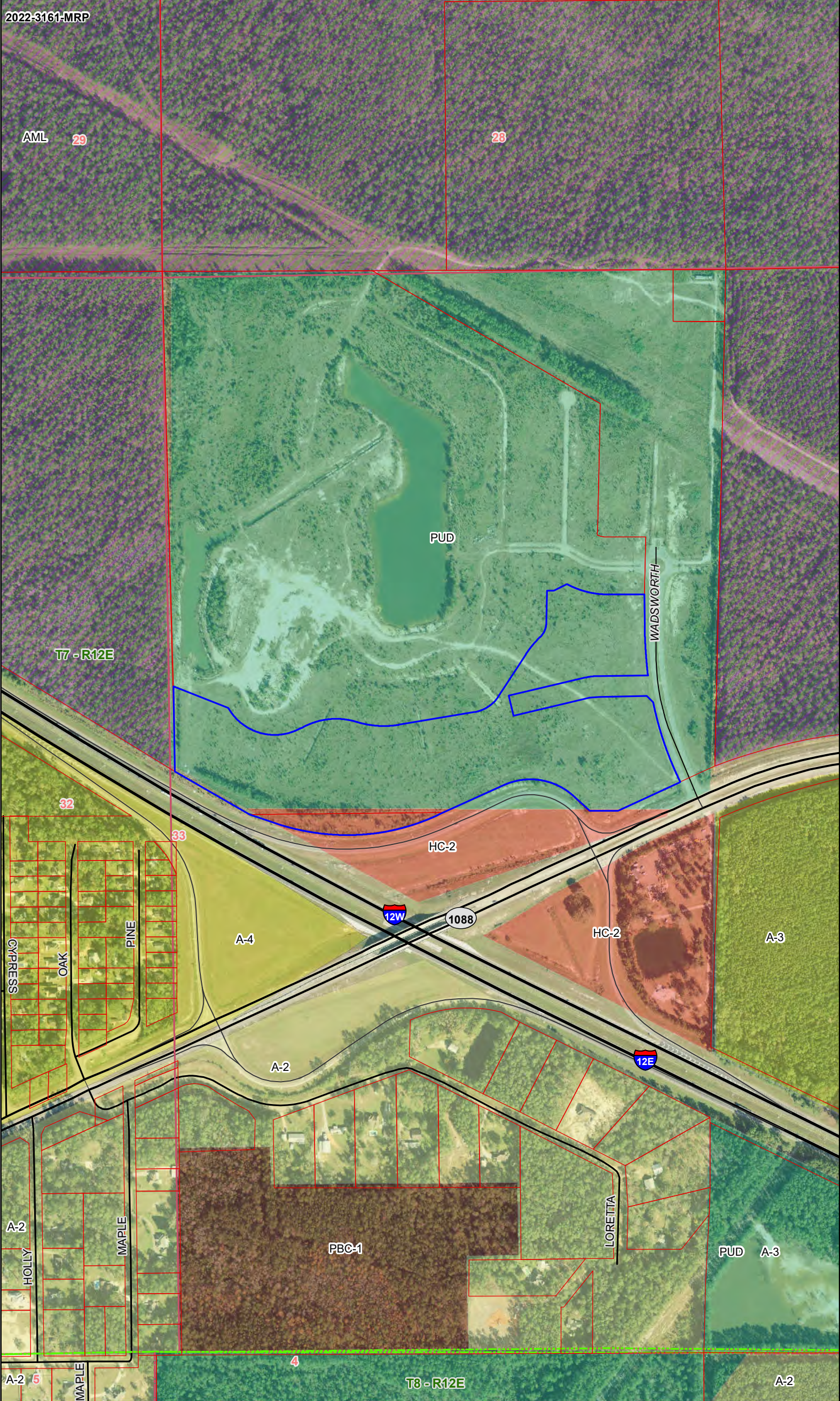
PLANNING & DEVELOPMENT
Ross Liner
Director

The request shall be subject to the below comments:

1. Amend the survey to reflect the correct name of the access as Harvey Drive on the survey/drawing and at the bottom hand corner of the survey.
2. Note that Dedication language for Harvey Drive and drainage servitude shall be added to the plat with owner signing same; or A separate Act of Dedication shall be confected, signed and recorded for the dedication.

New Directions 2040

Manufacturing & Logistics: Areas that provide abundant space and access to infrastructure for a range of uses including advanced manufacturing, storage and distribution, maritime uses, and utilities. These uses serve important economic goals, including provision of living-wage jobs and contribution to a strong tax base. However, some of these uses can negatively impact surrounding communities through truck traffic, noise, and pollution. Manufacturing and Logistics areas are therefore located away from sensitive ecological areas and existing and planned residential areas, and should be located adjacent to high capacity transportation corridors.



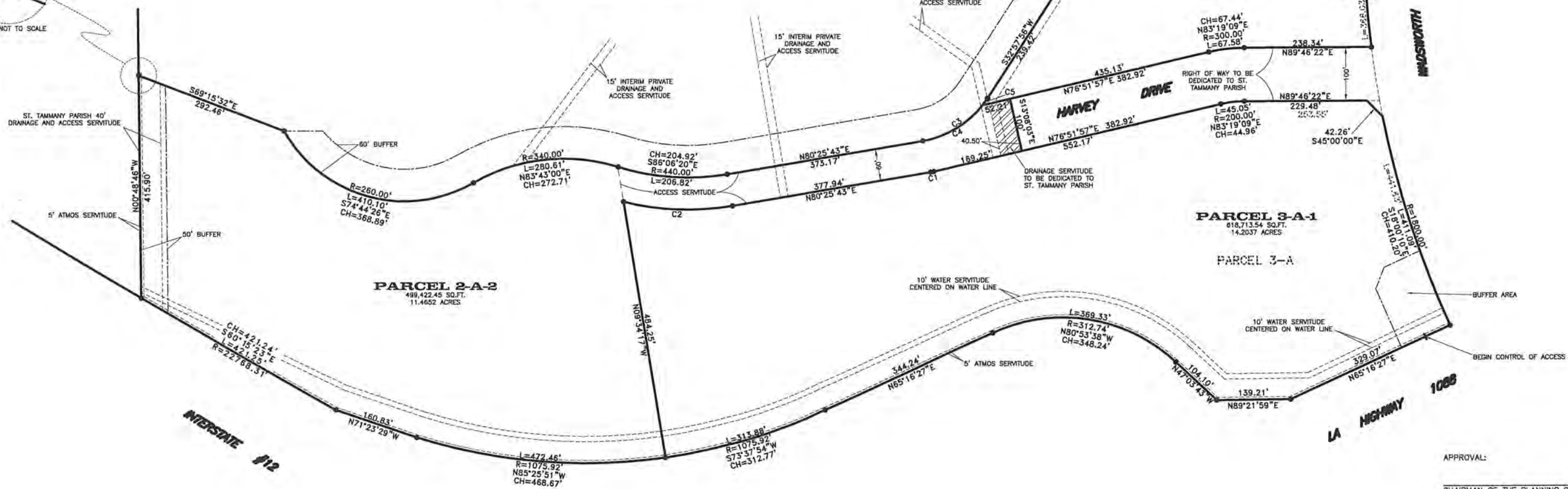


VICINITY MAP
NOT TO SCALE



DETAIL NOT TO SCALE

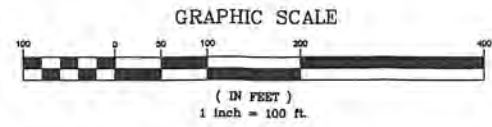
CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	6.22'	100.00'	N78°38'50"E	6.22'
C2	205.76'	500.00'	S87°46'58"E	204.31'
C3	149.11'	180.00'	N58°41'49"E	144.38'
C4	133.49'	180.00'	N59°10'57"E	130.45'
C5	15.62'	180.00'	S35°27'03"W	15.61'
C7	110.57'	490.00'	S39°25'48"W	110.34'
C8	77.96'	100.00'	N23°33'38"E	76.00'
C9	209.40'	415.61'	S75°47'38"E	207.19'



SETBACKS NOTE
SETBACKS TO BE IN ACCORDANCE WITH RECORDED SUBDIVISION PLAN

● DENOTES IRON ROD SET UNLESS NOTED OTHERWISE

NOTE:
SOME ITEMS MAY NOT BE TO SCALE FOR CLARITY. DIMENSIONS ON SURVEY PREVAIL OVER THE SCALE. FENCES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND DO NOT REFLECT EXACT LOCATION OR CONDITION.



APPROVAL:

CHAIRMAN OF THE PLANNING COMMISSION

SECRETARY OF THE PLANNING COMMISSION

DIRECTOR OF PARISH ENGINEERING DEPARTMENT

CLERK OF COURT

DATE _____ MAP FILE NO. _____

ELEVATION NOTES THIS IS CERTIFY THAT SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE, PER FLOOD INSURANCE RATE MAP (FIRM) DATED: 10/17/89 FLOOD ZONE: C BASE FLOOD ELEVATION: N/A COMMUNITY PANEL #: 225205 0245 C	GENERAL NOTES THE SERVITUDES SHOWN ON THIS SURVEY ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY. THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR. THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND THE SURFACE FEATURES OF LOCATIONS ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON, INCLUDING PRIOR TO EXCAVATION AND DIGGING.	REFERENCE NOTES ANGLES AND/OR BEARINGS ARE BASED ON REFERENCE PLAN #1 REFERENCE PLAN #1: PLAN OF SUBDIVISION BY R.W. KREBS DATED APRIL 11, 2016 DATE: JULY 22, 2022 SCALE: 1" = 100' JOB #: 221538 DRAWN BY: NOK CHECKED BY: RWK	THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE: 48:IX, CHAPTER 29 FOR A CLASS "C" (SUBURBAN) SURVEY MADE AT THE REQUEST OF RESOURCE CONSULTING, LLC BY: RICHMOND W. KREBS, SR., PLS, No. 4836	R.W. KREBS PROFESSIONAL LAND SURVEYING, LLC RICHMOND W. KREBS, SR., PLS 3445 N. CAUSEWAY BLVD, SUITE 201 METAIRIE, LA. 70002 PHONE: (504) 889-9616 FAX: (504) 889-0916 E-MAIL: info@rwlkrebs.com WEB: www.rwlkrebs.com	RESUBDIVISION SURVEY OF PARCELS 2-A AND 3-A INTO PARCELS 2-A-1, 2-A-2 AND 3-A-1 AND THE DEDICATION OF HENRY STREET AND A DRAINAGE SERVITUDE WADSWORTH SUBDIVISION SECTION 33, T7S - R12E ST. TAMMANY PARISH, LA
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PLANNING STAFF REPORT
2022-3178-MRP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: The property is located on the west side of Whippoorwill Drive, on the north side of Fairgrounds Blvd and on the east side of Quail Hollow Lane, Bush, Louisiana; S23, T5S, R12E

Ward: 5 **Council District:** 6

Posted: December 28, 2022

Owner & Representative: Louis & Barbara Luzynski

Engineer/Surveyor: Land Surveying, LLC

Commission Hearing: January 10, 2023

Size: 16.40 acres

Determination: Approved, Denied, Postponed

Type of Development: Residential



Current Zoning

A-2 Suburban District

Total Acres

16.40 acres

of Lots/Parcels

Resubdivision of Lots 86, 87, 91, 92, 93
& 94 into Lot 94-A Whippoorwill Grove
on Money Hill

Surrounding Land Uses:

Residential

Flood Zone:

Effective Flood Zone C; Preliminary
Flood Zone AE; CDA

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The owner is requesting to create one (1) lot from lots 86, 87, 91, 92, 93 & 94. The public hearing is required considering that:

- As stated in the restrictive covenants of the approved plat, no lots shall be further resubdivided without approval from the Planning Commission.

The request shall be subject to the below comments:

1. Provide signature line for the Chairman of the Planning Commission.

Planning Commission
January 10, 2023

Department of Planning and Development
St Tammany Parish, Louisiana

HL
2022-3178-MRP



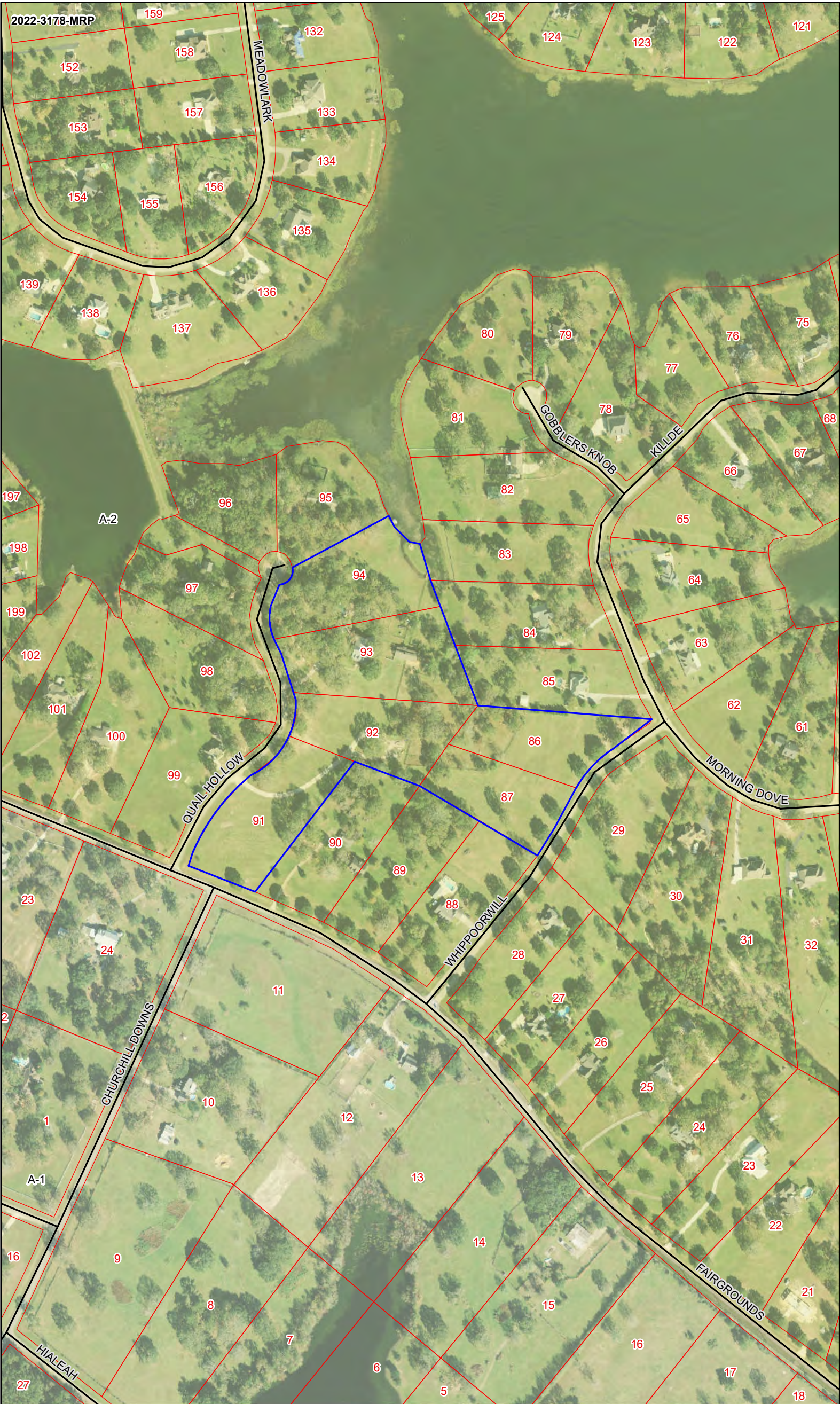
PLANNING STAFF REPORT
2022-3178-MRP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

New Directions 2040

Rural & Agriculture: areas include mostly very low intensity uses in non-urbanized areas, such as agriculture, horse farms, timberlands, ranches, and very large single-family lots typically larger than three acres. No large traffic generators or noisy or pollution causing uses are located in Rural and Agricultural areas. Low-capacity country roads—typically two-lanes—serve these areas. Septic systems and wells are typical. The Parish’s abundant rural areas provide ample space for low-intensity uses, offering residents privacy and access to the outdoors. The countryside also fosters a number of commercial activities, such as production farms, horse boarding, and lumber harvesting. The Rural and Agricultural category includes these commercial uses, as well as small rural-serving businesses such as small groceries, gas stations, restaurants, and auto repair shops. St. Tammany’s countryside supports a growing tourism industry, whose businesses in this area include bed and breakfasts, retreat centers, nature tours, and “u-pick” farms.



A Resubdivision of Lots 86, 87, 91, 92, 93 & 94, into Lot 94-A, Whippoorwill Grove on Money Hill, St. Tammany Parish, Louisiana

Interior fences not shown

LEGEND:

- = Fnd. 1/2" Iron Rod
- = Fnd. Wood Fence Cor. Post
- = Set 1/2" Iron Rod
- ⊗ = 24" Oak Tree

Reference: Recorded Plat of Whippoorwill Grove on Money Hill, Clerk of Courts Office (Based Bearings)

Plat calls are not shown

An 10' Utility Easement runs along the boundary lines of the street right of ways shown hereon



FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE

FILE NO.

MAP PREPARED FOR **LOUIS LUZYNSKI**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN LOTS 86, 87, 91, 92, 93 & 94, WHIPPOORWILL GROVE ON MONEY HILL, ST. TAMMANY PARISH, LOUISIANA

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED: SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

LAND SURVEYING LLC
518 N. Columbia Street, Covington, LA 70433
(985) 842-6277 office (985) 848-0355 fax
landsurveyingllc@gmail.com

BRUCE W. BUTLER, III
LOUISIANA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894

SCALE:

1" = 180'

DATE:

12-8-2022

NUMBER: 21070

Terr3/LouisLuzynskiReaub



PLANNING STAFF REPORT
2022-3194-MRP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: The property is located on the north side of River Parc Drive and on the east side of Hill Street, Covington, Louisiana; S42, T6S & 7S, R11E

Ward: 3 **Council District:** 2

Posted: December 29, 2022

Owner & Representative: Don C. & Kimberly Grossnickle

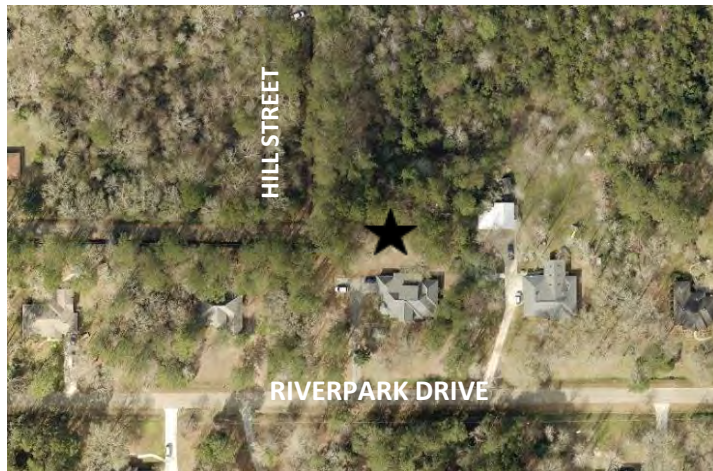
Engineer/Surveyor: John G. Cummings & Associates

Commission Hearing: January 10, 2023

Size: 1.616 acres

Determination: Approved, Denied, Postponed

Type of Development: Residential



Current Zoning

A-2 Suburban District

Total Acres

1.616 acres

of Lots/Parcels

Resubdivision of Lot 30 River Parc Estates, Phase 2 & 0.686 acre into Lot 30-A River Parc Estates, Phase 2

Surrounding Land Uses:

Residential

Flood Zone:

Effective Flood Zone C; Preliminary Flood Zone X; Not CDA

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The owner is requesting to create one (1) lot from lot 30 & 0.686 acres. The public hearing is required considering that:

- As stated in the restrictive covenants of the approved plat, no lots shall be further resubdivided without approval from the Planning Commission.

The request shall be subject to the below comments:

1. Provide signature line for the Chairman of the Planning Commission.

Planning Commission
January 10, 2023

Department of Planning and Development
St Tammany Parish, Louisiana

HL
2022-3194-MRP



PLANNING STAFF REPORT
2022-3194-MRP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

New Directions 2040

Residential: Medium-Intensity: Medium Intensity neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2-unit homes, as well as assisted living centers may fit into the character of Medium Intensity Residential Neighborhoods. The higher density of development makes central water and sewer more practical than on-site water and wastewater systems, and infrastructure like sidewalks, subsurface drainage, and street lighting are more common. These areas are appropriate buffers between Rural or Low Intensity Residential Neighborhoods and High Intensity Residential Neighborhoods or Commercial and Institutional areas.



2022-3194-MSP

ROSE

A-4

HILL

PUD

C

RIVER PARC

A-2

PARC WOOD

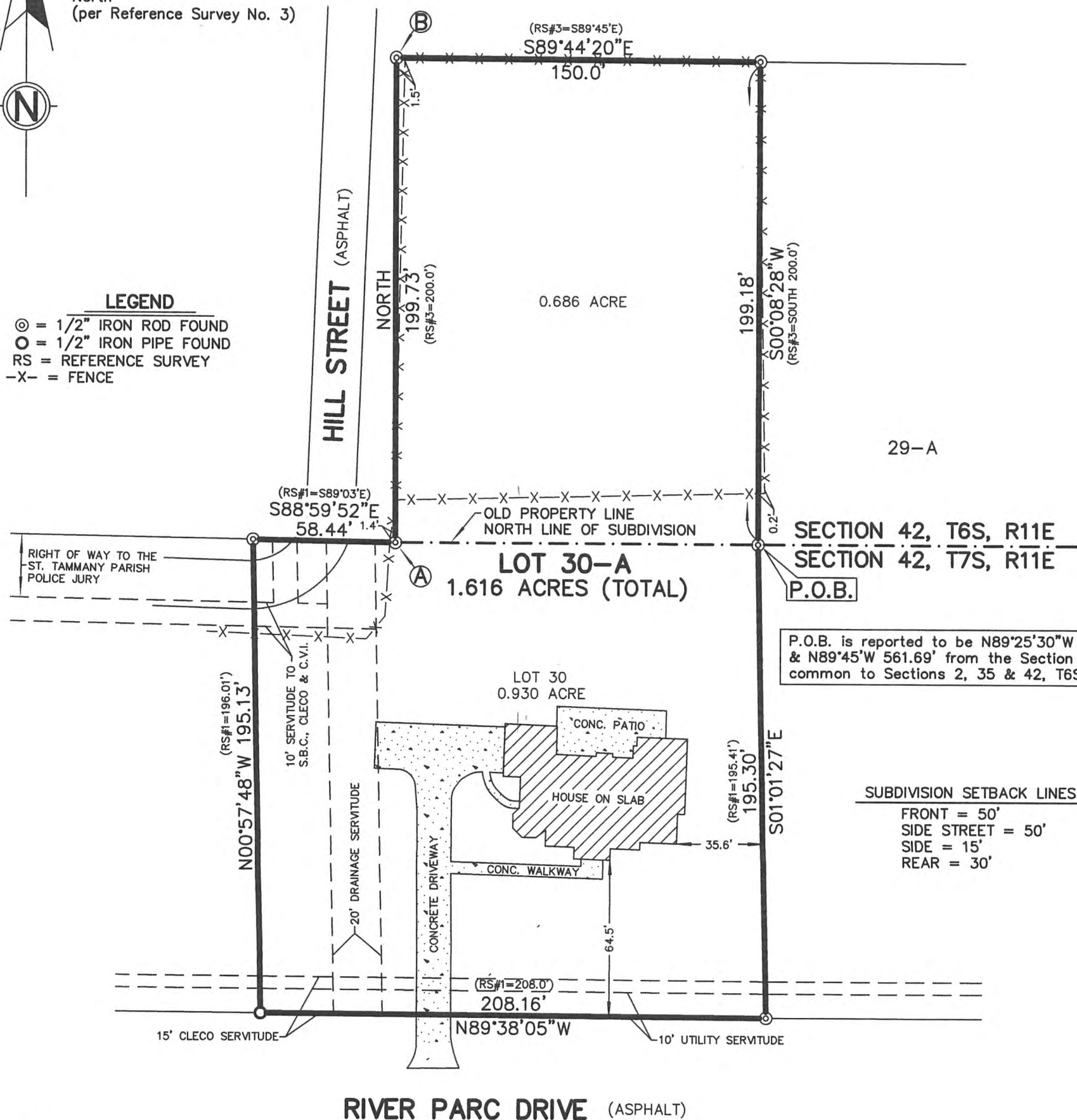
A-2

RIVER

REFERENCE BEARING:
From Iron Rod (A)
to Iron Rod (B)
North
(per Reference Survey No. 3)

LEGEND

◎ = 1/2" IRON ROD FOUND
 ○ = 1/2" IRON PIPE FOUND
 RS = REFERENCE SURVEY
 -X- = FENCE



P.O.B. is reported to be N89°25'30"W 812.41' & N89°45'W 561.69' from the Section Corner common to Sections 2, 35 & 42, T6S, R11E.

SUBDIVISION SETBACK LINES

FRONT = 50'
SIDE STREET = 50'
SIDE = 15'
REAR = 30'

APPROVAL:

DIRECTOR/DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED _____ FILE NO. _____

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

NOTES:

1. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0230 C, dated October 17, 1989.

2. Buiding Setback Lines must be verified by St. Tammany Parish Planning Department.

REFERENCE SURVEYS:

1. Plat of River Parc Estates Subdivision, Phase 2, by Thomas J. Fontcuberta, Surveyor, dated Nov. 18, 1993, filed St. Tammany Parish Clerk of Court Map File No. 1183.

2. Survey for Premier Bank, NA, Don and Kimberly Grossnickle, First American Title Insurance Company, & Favert, Demarest, Russo & Lutkewitte by Randall W. Brown, Surveyor, dated May 11, 1994, revised Jan. 31, 1996.

3. Survey for Don Christian Grossnickle and Kimberly Feldner Grossnickle by Bruce W. Pope, II, Surveyor, dated Jan. 10, 2001.

503 N. JEFFERSON AVENUE
COVINGTON, LA 70433

JOHN G. CUMMINGS & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

PHONE (985) 892-1549
FAX (985) 892-9250

PLAT PREPARED FOR: **KIMBERLY AND DON GROSSNICKLE**

SHOWING A SURVEY OF: RESUBDIVISION OF LOT 30, RIVER PARC ESTATES, PHASE 2, LOCATED IN SECTION 42, TOWNSHIP 7 SOUTH, RANGE 11 EAST, AND 0.686 ACRE, LOCATED IN SECTION 42, TOWNSHIP 6 SOUTH, RANGE 11 EAST, INTO LOT 30-A, RIVER PARC ESTATES, PHASE 2, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON
THE GROUND BY ME, OR THOSE UNDER MY DIRECTION,
AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS
OF PRACTICE AND BEARS A CLASS C SURVEY.

PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 50'

JOB NO. 22238

DATE: 11/16/2022

REVISÉ:



PLANNING STAFF REPORT
2022-3197-MRP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: The property is located on the north side of Compass Way North & Compass Way East, Mandeville, Louisiana; S24, T7S, R11E

Ward: 4 **Council District:** 5

Posted: December 28, 2022

Owner & Representative: Alamosa Park, LLC - R.G. Rathe

Engineer/Surveyor: Kelly McHugh & Associates

Commission Hearing: January 10, 2023

Size: 1.29 acres

Determination: Approved, Denied, Postponed

Type of Development: Industrial



Current Zoning

I-2 Industrial District

Total Acres

1.29 acres

of Lots/Parcels

Resubdivision of Lot 44 into Lots 44-A
& 44-B, Alamosa Park, Phase 3-A

Surrounding Land Uses:

Industrial

Flood Zone:

Effective Flood Zone C; Preliminary
Flood Zone X; Not CDA

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The owner is requesting to create two (2) lots from lot 44. The public hearing is required considering that:

- As stated in the restrictive covenants of the approved plat, no lots shall be further resubdivided without approval from the Planning Commission.



PLANNING STAFF REPORT
2022-3197-MRP

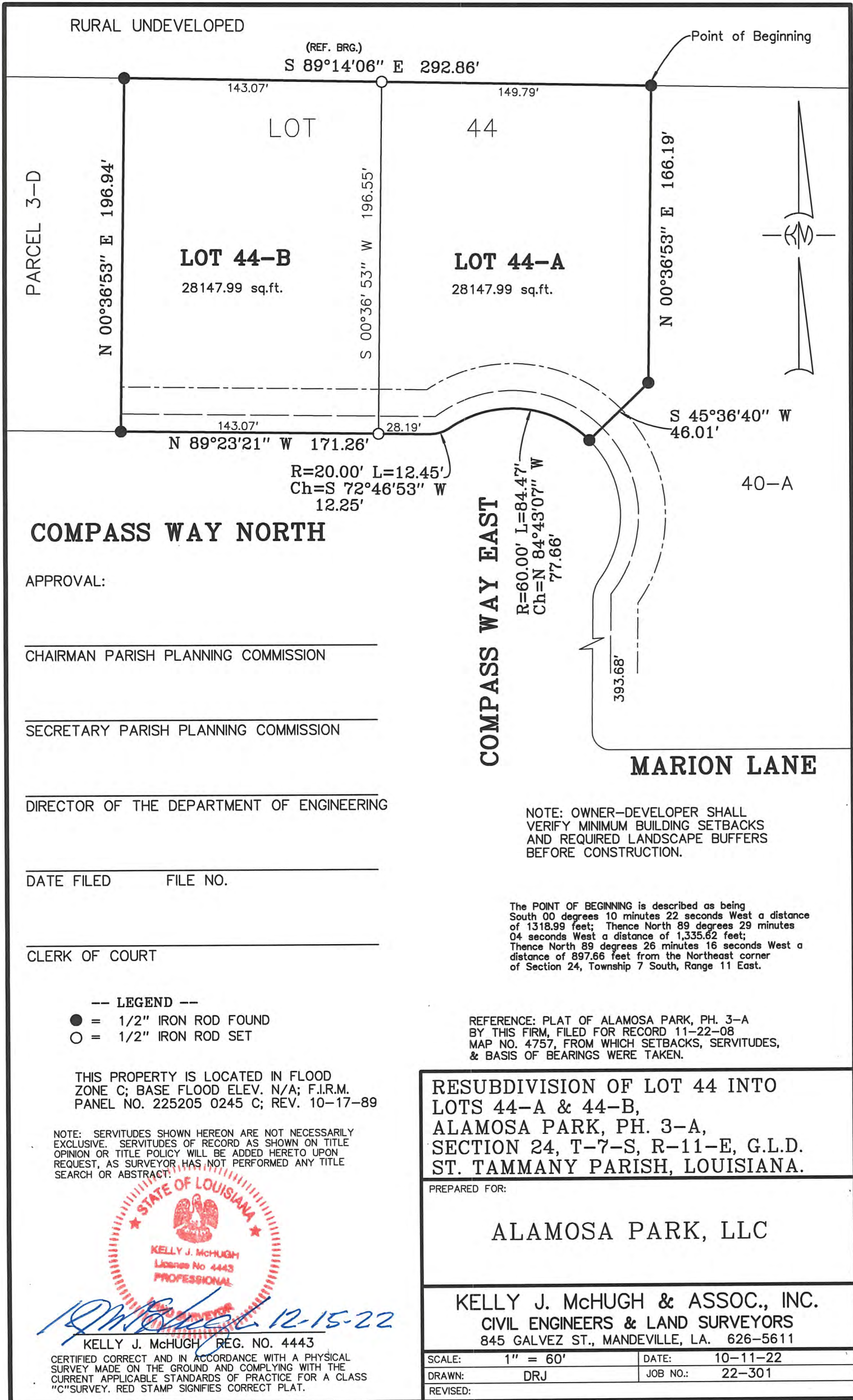
MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

New Directions 2040

Manufacturing & Logistics: areas provide abundant space and access to infrastructure for a range of uses including advanced manufacturing, storage and distribution, maritime uses, and utilities. These uses serve important economic goals, including provision of living-wage jobs and contribution to a strong tax base. However, some of these uses can negatively impact surrounding communities through truck traffic, noise, and pollution. Manufacturing and Logistics areas are therefore located away from sensitive ecological areas and existing and planned residential areas, and should be located adjacent to high capacity transportation corridors.





TENTATIVE SUBDIVISION REVIEW

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TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT
(As of January 3, 2023)

CASE NO.: 2022-3185-TP

PROPOSED SUBDIVISION NAME: Clark Branch Estates Subdivision

DEVELOPER: S&P Land Company, LLC
824 Southwest Railroad Avenue; Suite B
Hammond, LA 70403

ENGINEER/SURVEYOR: Fairway Consulting + Engineering
827 West 22nd Avenue
Covington, LA 70433

SECTIONS: 16, 17, 20 & 21 WARD: 2
TOWNSHIP: 4 South PARISH COUNCIL DISTRICT: 3
RANGE: 10 East

TYPE OF DEVELOPMENT: ☐ URBAN (Residential lots less than 1 acre)
 ☐ SUBURBAN (Residential lots between 1-5 acres)
 ☒ RURAL (Residential Farm Tract lots 5 acres plus)
 ☐ OTHER (Multi family, commercial or industrial) **(PUD)**

GENERAL LOCATION: The property is located on the east side of LA Highway 450
(McDougal Road), north of LA Highway 25, Folsom, Louisiana.

SURROUNDING LAND USES: North - A-1(D) Suburban
 South - A-1(D) Suburban
 East - A-1(D) Suburban
 West - A-1(D) Suburban

TOTAL ACRES IN DEVELOPMENT: 414.1 Acres

NUMBER OF LOTS: 65 Lots TYPICAL LOT SIZE: 5.0+ Acres

SEWER AND WATER SYSTEMS: Individual

PROPOSED ZONING: A-1(D) Suburban

FLOOD ZONE DESIGNATION: "C"

STAFF COMMENTARY:

Department of Planning and Development

The Tentative plans and documentation have been reviewed by this office and an inspection was made of the site on December 29, 2022.

General Comments:

1. A Traffic Impact Analysis (T.I.A.) is required for this development in accordance with STP Ordinance Section 125-160 and was received by this office on Dec. 16, 2022 and is currently under review.
2. The developer needs to contact the 911 Addressing office regarding this phase of Clark Branch Estates to get lot addresses issued and road names approved.
3. Pursuant to Ordinance Section 125-56(d)(2) the developer is requesting a waiver of the maximum cul-de-sac length of 700', see attached letter. A waiver of this section requires a 2/3rds majority affirmative vote of the Planning Commission Membership.
4. Pursuant to Ordinance Section 125-61 the developer is requesting a waiver of the maximum block length of 1,500', see attached letter. A waiver of this section requires a 2/3rds majority affirmative vote of the Planning Commission Membership.
5. A waiver of the required central water and community sewer systems is being requested for this development, see attached letter. This waiver will need to be granted by the Planning Commission and the Director of Environmental Services before individual water and sewer can be utilized. A waiver of this section requires a 2/3rds majority affirmative vote of the Planning Commission Membership.
6. In accordance with STP Ordinance Section 125-88 all drainage rights-of-way/ servitudes shall not be located within an individual lot. The current lot configuration shows lots encumbered with private drainage servitudes, as such the plan needs to be revised to conform with Section 125-88 or a waiver of this Ordinance Section be granted by a 2/3rds majority affirmative vote of the Planning Commission Membership.

Tentative Plat:

7. Add a restrictive covenant stating that "St. Tammany Parish is to maintain all drainage ponds and channels" in accordance with the proposed dedication language.
8. Update the plat to include the required building setback dimensions.
9. Update the dedication language section to include "and drainage Rights-of-Way".

Informational Items

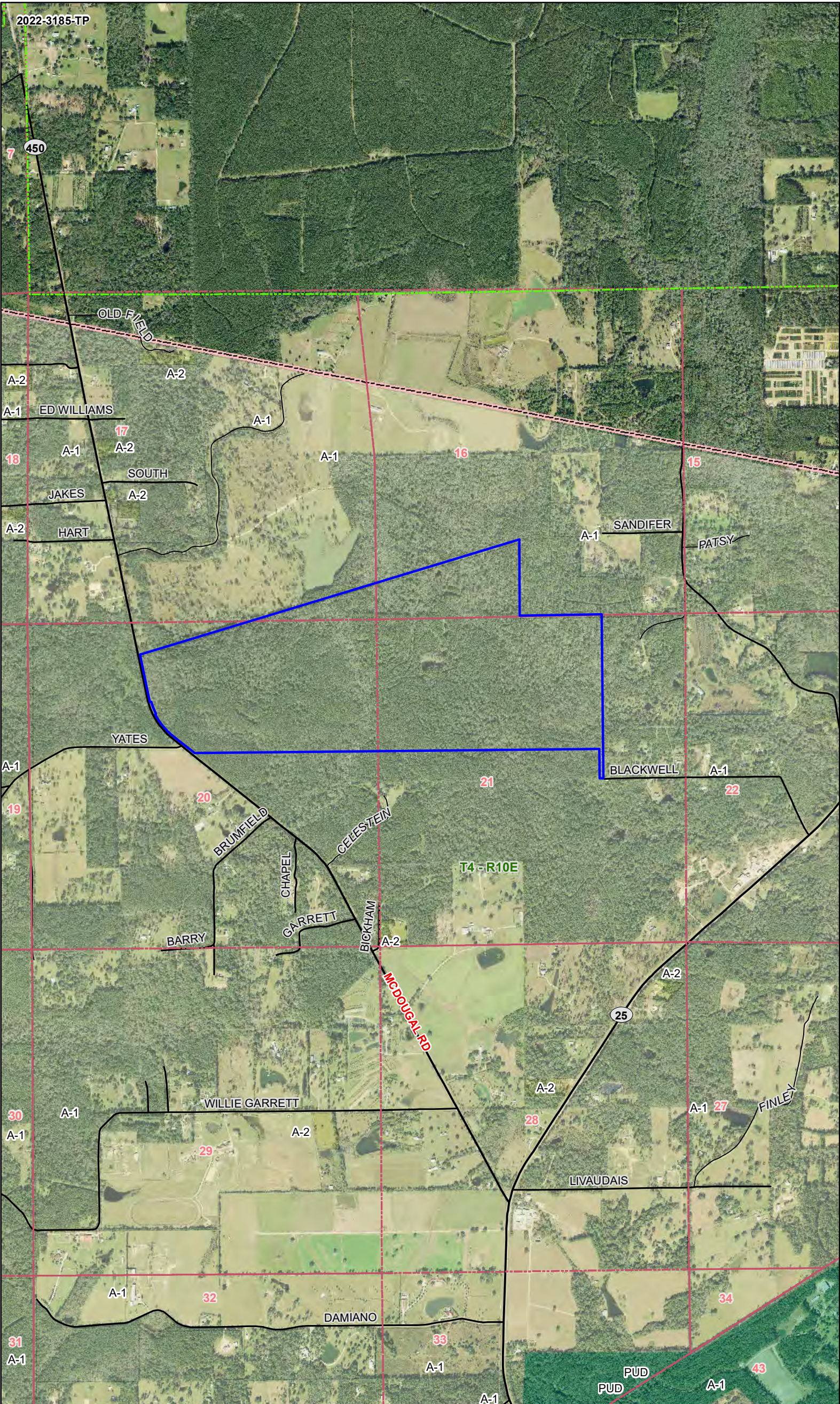
The developer is responsible for contacting the USPS Regional Growth management Coordinator to verify the appropriate street names, addresses and mail delivery location for this development.

The plat will need to be updated at the Preliminary Approval submittal to show Clark Branch as a Scenic River and all of its associated tributaries. The plat will also need to show the required No Cut Buffers associated with these drainage features, and a Scenic River permit from LA Wildlife & Fisheries or a LONO will need to be provided prior to any work orders being issued.

An LADOTD driveway permit will be required for the proposed connection to LA Hwy 450.

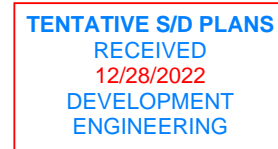
Parish code requires that a land clearing permit be applied for and obtained through the Department of Planning prior to the developer receiving a work order in conjunction with the preliminary subdivision review process.

Revised drawings will not be accepted for review or placement in the packet prior to the January 10, 2023 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



December 28, 2022

Theodore Reynolds, PE
Assistant Director – Development
Department of Engineering
St. Tammany Parish Government
21454 Koop Drive, Bldg B, Suite 1B
Mandeville, LA 70471
Ph: 985.898.2552



**ENGINEERING
REVIEW COPY**

Re: Clark Branch Estates Tentative Subdivision Waiver Requests

Dear Mr. Reynolds,

We are requesting a total of 3 waivers by the Planning Commission for Tentative Subdivision approval that are detailed below.

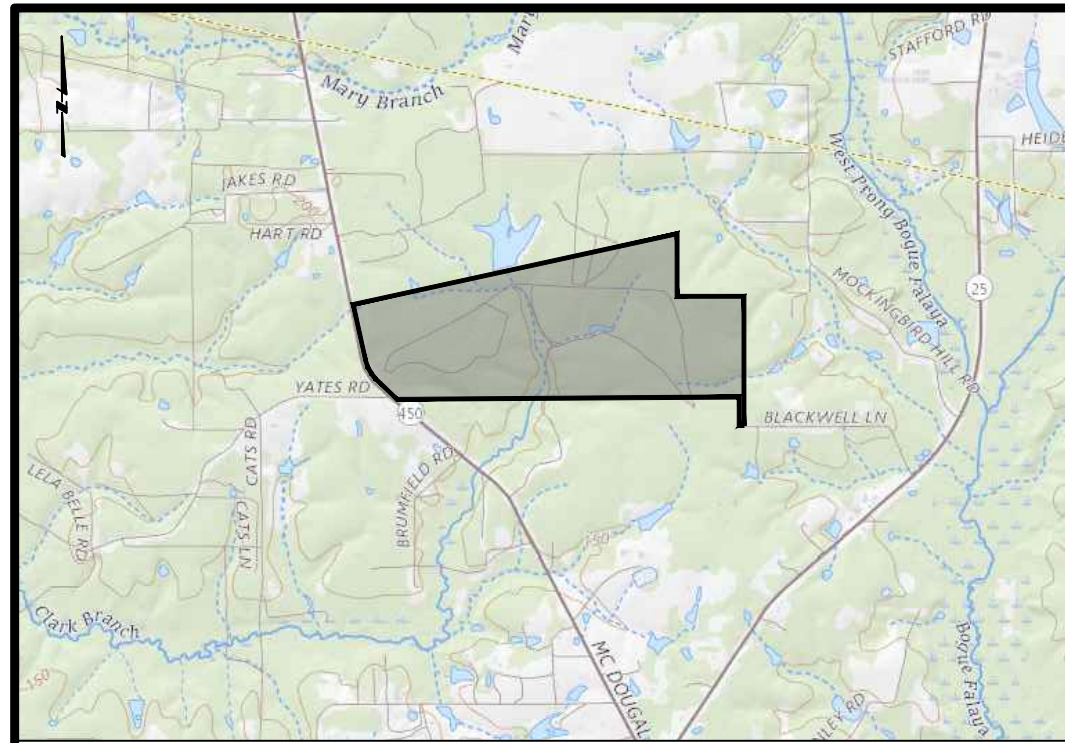
1. **Requirement:** A street terminated by a cul-de-sac shall be no greater than 700 feet in length.
Request: The proposed subdivision consists of +5 acres lots with an average lot width greater than 300'. The topography of the site has rolling hills and existing waterways that traverse the property. The roadways and lot layout were designed around the topography and existing waterways, consequently some streets terminated by cul-de-sacs are greater than 700 feet in length. Therefore, we request this requirement be waived. The longest roadway terminated by a cul-de-sac is +/-1,910 feet in length.
2. **Requirement:** Block lengths in all subdivisions shall not be more than 1,500 feet.
Request: The proposed subdivision consists of +5 acres lots with an average lot width greater than 300'. The topography of the site has rolling hills and existing waterways that traverse the property. The roadways and lot layout were designed around the topography and existing waterways, consequently some blocks are greater than 1,500 feet. Therefore, we request this requirement be waived. The longest block length is approximately 1,910 feet.
3. **Requirement:** STP Ordinance Section 125-87 (b) requires a "Community Sewer System" for any subdivision consisting of 15 lots or more. However, STP Ordinance 125-87 (b) subsection #1 allows a waiver request provided this requirement causes unreasonable financial hardship.
Request: The proposed subdivision spans over 400 acres with lots of +5 acres and average lot width greater than 300'. The topography relief is +50 feet throughout the 400 acres. To provide community sewer, it is estimated the subdivision would require at least 6 lift stations, each requiring additional sewer force main piping routed to a treatment plant. These additional costs due to the size of the development, the amount of lift stations and additional piping for 65 lots,

providing community sewer would be unfeasible. We propose to provide individual sewer treatment for each lot which will be detailed during the Preliminary Subdivision stage of approval. Furthermore, the proposed treatment systems will be compliant with local and state code.

Please do not hesitate to contact us should you have any questions or need anything further.

Sincerely,

S&P Land Company, LLC
824 SW Railroad Ave, Suite B
Hammond, LA 70403
985.969.0070



VICINITY MAP

TENTATIVE S/D PLANS
RECEIVED
12/28/2022
DEVELOPMENT
ENGINEERING

ENGINEERING
REVIEW COPY

LEGAL DESCRIPTION

A CERTAIN PARCEL OF LAND SITUATED IN SECTIONS 16, 17, 20 & 21, TOWNSHIP 4 SOUTH, RANGE 10 EAST, GREENSBURG LAND DISTRICT, ST TAMMANY PARISH, LOUISIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT 3/4 INCH IRON ROD FOUND AT THE NORTH QUARTER CORNER OF SECTIONS 16 & 21, TOWNSHIP 4 SOUTH, RANGE 10 EAST, GREENSBURG LAND DISTRICT, ST TAMMANY PARISH, AS THE POINT OF BEGINNING, LABELED POB - A, AND MEASURE NORTH 89 DEGREES 17 MINUTES 46 SECONDS EAST A DISTANCE OF 1,330.88 FEET TO A 1/2 INCH IRON ROD FOUND, THENCE SOUTH 00 DEGREES 37 MINUTES 12 SECONDS EAST A DISTANCE OF 1,319.40 FEET TO A 1/2 INCH IRON ROD FOUND, THENCE SOUTH 00 DEGREES 39 MINUTES 40 SECONDS EAST A DISTANCE OF 1,344.38 FEET, THENCE SOUTH 88 DEGREES 51 MINUTES 06 SECONDS WEST A DISTANCE OF 60.00 FEET TO A 1/2 INCH IRON ROD SET, THENCE NORTH 00 DEGREES 39 MINUTES 40 SECONDS WEST A DISTANCE OF 479.03 FEET TO A 1/2 INCH IRON ROD SET, THENCE SOUTH 89 DEGREES 30 MINUTES 20 SECONDS WEST A DISTANCE OF 6,579.97 FEET TO A 1/2 INCH IRON ROD SET AT THE EASTERN RIGHT-OF-WAY OF LOUISIANA HIGHWAY 450, THENCE, ALONG SAID RIGHT-OF-WAY, NORTH 51 DEGREES 25 MINUTES 56 SECONDS WEST A DISTANCE OF 447.46 FEET TO A LDH CONCRETE RIGHT-OF-WAY MONUMENT FOUND, THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,116.28 FEET, A DELTA OF 23 DEGREES 42 MINUTES 19 SECONDS, AN ARC LENGTH OF 461.85 FEET, AND A CHORD WHICH BEARS NORTH NORTH 39 DEGREES 34 MINUTES 46 SECONDS WEST HAVING A CHORD DISTANCE OF 458.56 FEET TO A LDH CONCRETE RIGHT-OF-WAY MONUMENT FOUND, THENCE NORTH 62 DEGREES 16 MINUTES 23 SECONDS EAST A DISTANCE OF 20.00 FEET TO A LDH CONCRETE RIGHT-OF-WAY MONUMENT FOUND, THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,098.28 FEET, A DELTA OF 11 DEGREES 07 MINUTES 37 SECONDS, AN ARC LENGTH OF 212.90 FEET, AND A CHORD WHICH BEARS NORTH 22 DEGREES 09 MINUTES 48 SECONDS WEST HAVING A CHORD DISTANCE OF 212.57 FEET TO A LDH CONCRETE RIGHT-OF-WAY MONUMENT FOUND, THENCE SOUTH 73 DEGREES 24 MINUTES 01 SECONDS WEST A DISTANCE OF 20.00 FEET TO A LDH CONCRETE RIGHT-OF-WAY MONUMENT FOUND, THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,116.28 FEET, A DELTA OF 04 DEGREES 51 MINUTES 00 SECONDS, AN ARC LENGTH OF 94.49 FEET, AND A CHORD WHICH BEARS NORTH 14 DEGREES 10 MINUTES 30 SECONDS WEST HAVING A CHORD DISTANCE OF 94.46 FEET TO A LDH CONCRETE RIGHT-OF-WAY MONUMENT FOUND, THENCE NORTH 11 DEGREES 41 MINUTES 43 SECONDS WEST A DISTANCE OF 1,098.28 FEET TO A 1/2 INCH IRON ROD FOUND, THEN, LEAVING SAID RIGHT-OF-WAY, NORTH 73 DEGREES 02 MINUTES 06 SECONDS EAST A DISTANCE OF 6,444.72 FEET TO A 1/2 INCH IRON ROD FOUND, THENCE SOUTH 00 DEGREES 19 MINUTES 20 SECONDS EAST A DISTANCE OF 1,235.51 FEET TO THE POINT OF BEGINNING, AND CONTAINING 414.312 ACRES OF LAND, MORE OR LESS, ALL AS PER SURVEY BY ANDREW T. BELL, P.L.S., DATED 12/15/2022, DWG NO.: 22-020-1.

TENTATIVE PLAN OF

CLARK BRANCH ESTATES

SECTIONS 16, 17, 20 & 21, T-4-S, R-10-E

ST. TAMMANY PARISH, LOUISIANA

PARISH PLANNING COMMISSION CHAIRMAN

DIRECTOR OF PARISH ENGINEERING

PARISH PLANNING COMMISSION SECRETARY

CLERK OF COURT

DATE FILED

FILE NUMBER

LEGEND

- PROPOSED ROADSIDE DITCH
- PROPOSED SERVITUDE
- EXISTING WATERWAY
- WETLANDS

GREEN SPACE

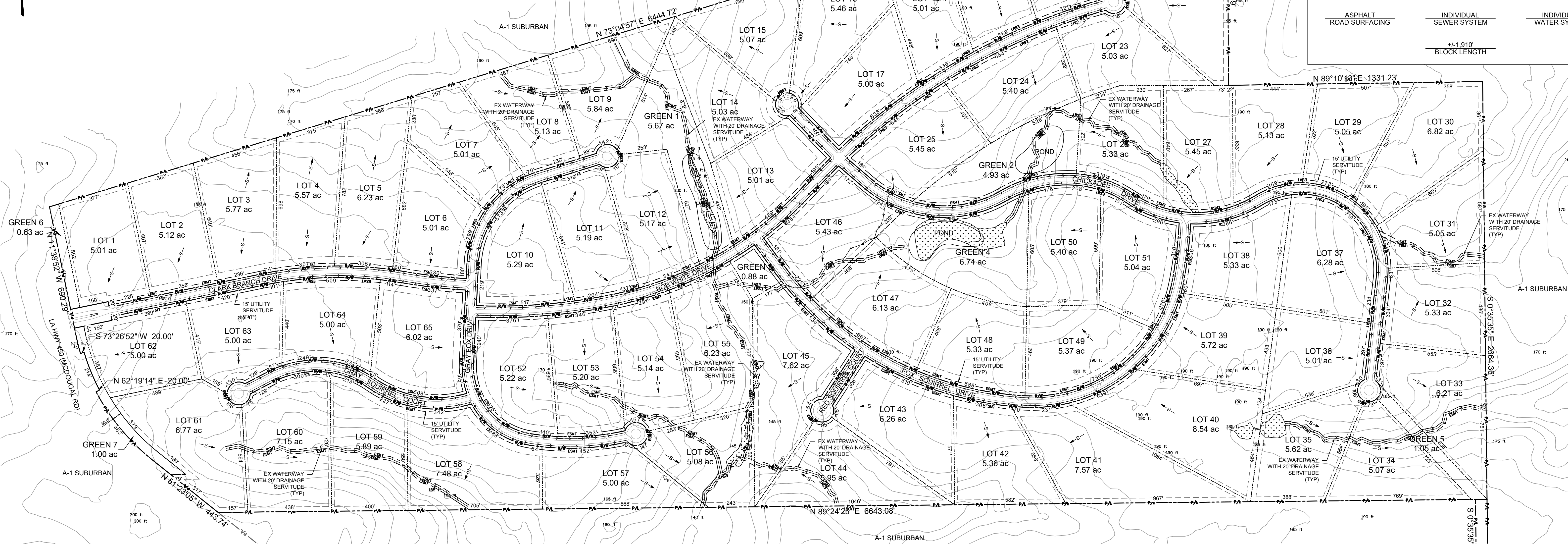
REQUIRED GREEN SPACE: 0.87 ACRES
580 SQ FT PER LOT: 580 X 65 = 37,700 SQ FT
PROVIDED GREEN SPACE: 19.85 ACRES

RESTRICTIVE COVENANTS

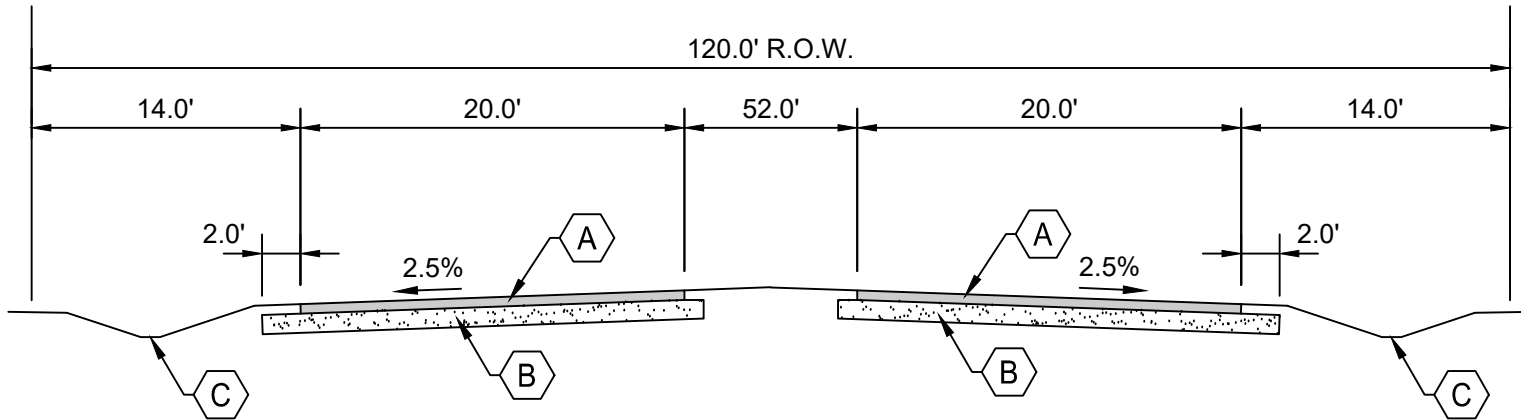
- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEMS, ALL AS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF THE PARISH.
- CONSTRUCTION OF ANY NATURE IS PROHIBITED IN PARISH DRAINAGE OR STREET EASEMENT.
- LOTS MAY NOT BE USED FOR THE STORAGE OF TRASH OR JUNK VEHICLES.
- MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL STRUCTURES IN FLOOD ZONE "C" SHALL BE NO LESS THAN 12 INCHES ABOVE THE CENTERLINE OF STREET OR TOP OF CURB FRONTING THE HOME, WHICHEVER IS GREATER.
- NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE PLANNING COMMISSION AND THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF THE PARISH.
- THE MINIMUM CULVERT SIZE TO BE USED FOR DRIVEWAYS SHALL BE 15".
- DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN 60 FEET FROM A CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE PROPERTY LINES ON THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHTS-OF-WAY INTERSECT.
- IT SHALL BE PROHIBITED FOR ANY LOT WITHIN AN APPROVED SUBDIVISION TO HAVE REAR ACCESS VIA A DRIVEWAY TO OR FROM ANY STREET OR ROAD THAT IS NOT DEDICATED WITHIN THE BOUNDARIES OF THE APPROVED SUBDIVISION PLAT.

SUBDIVISION INFORMATION

414.1 ACRES AREA	65 NO. OF LOTS	17,733 LN FT LENGTH OF STREETS
5.0+ ACRES AVG LOT SIZE	20' (60' ROW) STREET WIDTH	A-1(D) SUBURBAN ZONING
ASPHALT ROAD SURFACING	INDIVIDUAL SEWER SYSTEM	INDIVIDUAL WATER SYSTEM
	+/- 1.910' BLOCK LENGTH	

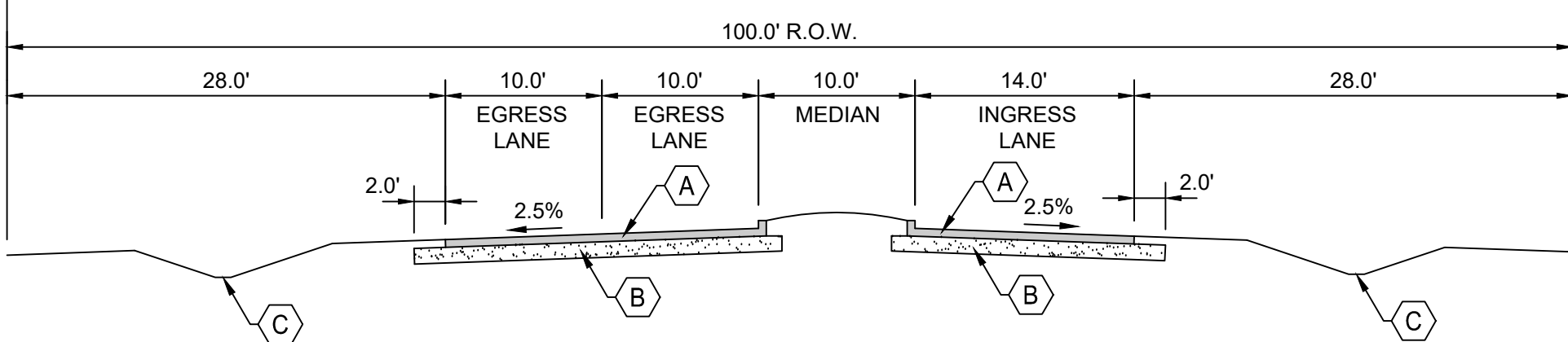


CUL-DE-SAC SECTION



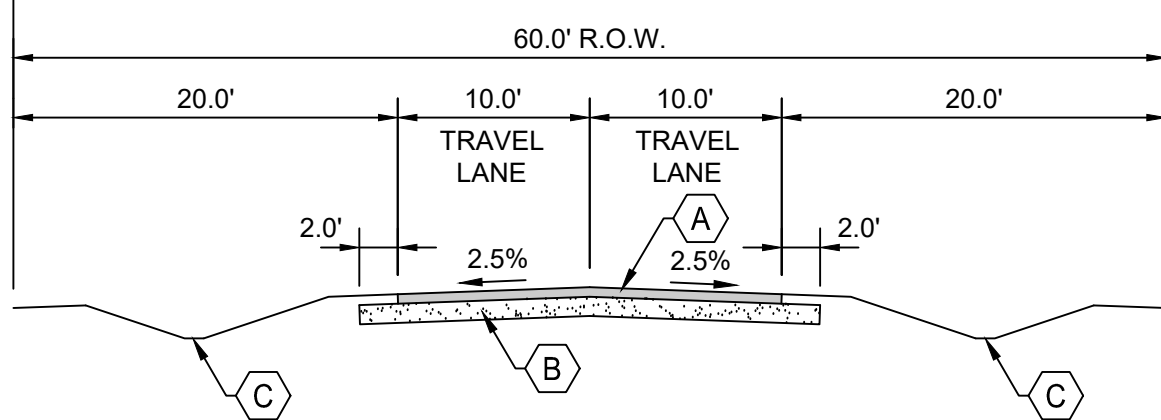
- A. 2" ASPHALT BINDER COURSE WITH 2" ASPHALT SURFACE COURSE.
- B. 12" PROOFROLLED AND STABILIZED SUBGRADE.
- C. ROADSIDE DITCH WITH 1V:3H SIDE SLOPES AND 1' WIDE BOTTOM.

BOULEVARD ENTRANCE SECTION



- A. 2" ASPHALT BINDER COURSE WITH 2" ASPHALT SURFACE COURSE.
- B. 12" PROOFROLLED AND STABILIZED SUBGRADE.
- C. ROADSIDE DITCH WITH 1V:3H SIDE SLOPES AND 1' WIDE BOTTOM.

TYPICAL ROADWAY SECTION



- A. 2" ASPHALT BINDER COURSE WITH 2" ASPHALT SURFACE COURSE.
- B. 12" PROOFROLLED AND STABILIZED SUBGRADE.
- C. ROADSIDE DITCH WITH 1V:3H SIDE SLOPES AND 1' WIDE BOTTOM.

DEDICATION

THE STREET RIGHT-OF-WAY AS SHOWN IN THIS DEVELOPMENT IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER USES. EASEMENTS SHALL BE RESERVED FOR DRAINAGE AND UTILITIES AS INDICATED HEREON AND NO OBSTRUCTION OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR THEIR INTENDED PURPOSES.

GREENSPACE AREAS, STREET NAME SIGNS, AND TRAFFIC CONTROL SIGNS WILL BE OWNED AND MAINTAINED BY THE SUBDIVISION HOA.

REV	DATE	BY	DESCRIPTION
0	12/28/22	DGS	TENTATIVE SUBDIVISION APPROVAL

SCALE	WARNING
1" = 250'	IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

DESIGNED	D SILBERNAGEL
DRAWN	D SILBERNAGEL
CHECKED	J CATALANOTTO

TENTATIVE - DECEMBER 2022
NOT FOR CONSTRUCTION
This document is an interim document and not suitable for construction. As an interim document, it may contain data that is potentially inaccurate or incomplete and is not to be relied upon without the express written consent of the preparer.



CLARK BRANCH ESTATES

TENTATIVE PLAN

SECS 16, 17, 20 & 21, T-4-S, R-10-E
FOLSOM, LOUISIANA

SHEET

P-1

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PRELIMINARY SUBDIVISION REVIEW

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PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of January 3, 2023)

CASE NO.: 2022-2903-PP

SUBDIVISION NAME: Maison du Village

DEVELOPER: MidSouth Developers, LLC
2160 E. Gause Boulevard; Suite 100
Slidell, LA 70461

ENGINEER/SURVEYOR: J.V. Burkes & Associates, Inc.
1805 Shortcut Highway
Slidell, LA 70458

SECTION: 40 & 37

WARD: 9

TOWNSHIP: 8 South

PARISH COUNCIL DISTRICT: 11

RANGE: 13 East

TYPE OF DEVELOPMENT: ☐ URBAN (Residential lots less than 1 acre)
 ☐ SUBURBAN (Residential lots between 1-5 acres)
 ☐ RURAL (Residential Farm Tract lots 5 acres plus)
 ☒ OTHER (Multi family, commercial or industrial)(**PUD**)

GENERAL LOCATION: The property is located west of LA Highway 433, south of US Highway 190, Slidell, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 39.22 Acres

NUMBER OF LOTS: 89 Lots

AVERAGE LOT SIZE: 70' x 125'

SEWER AND WATER SYSTEMS: Central

PROPOSED OR EXISTING ZONING: PUD

FLOOD ZONE DESIGNATION: "C"

PUD APPROVAL GRANTED: February 2, 2006

STAFF COMMENTARY:

Department of Planning and Development

The engineer of record for this project requested that this case be postponed on December 22, 2022. This case was previously postponed at the June 14, 2022, the July 12, 2022, the August 9, 2022, September 13, 2022, November 9, 2022 and the December 13, 2022 Planning Commission meetings.

General Comments:

1. The Preliminary Plans and supporting documentation need to be updated to reflect and account for the previous comments and markup summaries issued to the developer and the engineer of record on May 27, 2022.

Informational Items:

The developer is responsible for contacting the USPS Regional Growth Management Coordinator to verify the appropriate mail delivery location for this development.

A D.E.S. Letter of No Objection will be required for this project regarding the water and sewer lines and systems associated with this project.

A LDH approval letter will be required for this project regarding the water and sewer lines and systems associated with this project.

A funded **Maintenance Obligation** in the amount of **\$10,000.00** is required in accordance with St. Tammany Code of Ordinances, Part II "Land Development Code," Chapter 125 "Subdivision Regulations," funded letters of credit for existing Parish roads to ensure the repair of any damage to the Parish roads resulting from construction in connection with the subdivision.

No Mandatory Developmental fee is required at Final Submittal in accordance with St. Tammany Code of Ordinances, Part II "Land Development Code," Chapter 125 "Subdivision Regulations," since a public hearing was held prior to January 1, 2005.

Revised drawings will not be accepted for review or placement in the packet prior to the January 10, 2023 Planning Commission meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



2022-2903-PP

31

39

40

TAMMANY TRACE

DUCRE RD

SYLVE RD

JOSEPH RD

37

39

TIMBER RIDGE DR

T9 - R14E

T9 - R13E

38

40

433

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General Comments:

1. The Preliminary Plans and supporting documentation need to be updated to reflect and account for the previous comments and markup summaries issued to the developer and the engineer of record on November 21, 2022.

Informational Items:

The developer is responsible for contacting 911 Addressing and the USPS Regional Growth Management Coordinator to verify the appropriate mail delivery location for this development.

A Letter of No Objection regarding the water and sewer improvements needs to be issued on behalf of The Department of Environmental Services for this Subdivision.

A LDH approval letter will be required for this project regarding the water and sewer lines and systems associated with this project.

A funded **Maintenance Obligation** in the amount of **\$10,000.00** is required in accordance with St. Tammany Code of Ordinances, Part II "Land Development Code," Chapter 125 "Subdivision Regulations," funded letters of credit for existing Parish roads to ensure the repair of any damage to the Parish roads resulting from construction in connection with the subdivision.

Mandatory Developmental fees will be required at Final Submittal in accordance with St. Tammany Code of Ordinances, Part II "Land Development Code," Chapter 125 "Subdivision Regulations," since no public hearing was held prior to January 1, 2005.

Revised drawings will not be accepted for review or placement in the packet prior to the January 10, 2023 Planning Commission meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



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1

General Comments:

1. The Traffic Impact Analysis for the Lakeshore Villages Development needs to be updated to evaluate the increased number of lots.

Preliminary Plat:

2. Show on the plat the proposed location of the centralized mailboxes and update plans accordingly.

Water & Sewer Plan:

3. Provide a written plan approval letter from Oak Harbor East Utilities for this phase of Lakeshore Villages.

Informational Items:

This phase of Lakeshore Villages previously received Preliminary Approval on Sept. 8, 2020 (Case #2020-2012-PP). The resubmitted plan set received Tentative Approval at the Dec. 13, 2022 Planning Commission Meeting (Case #2022-3148-TP). The requested change is to modify the original lot total from 93 lots to 104 lots.

The developer is responsible for contacting the USPS Regional Growth Management Coordinator to verify the appropriate mail delivery location for this development.

No funded **Maintenance Obligation** is required since this is a Community Development District owned and maintained subdivision.

Mandatory Developmental fees will be required at Final Submittal in accordance with St. Tammany Code of Ordinances, Part II “Land Development Code,” Chapter 125 “Subdivision Regulations,” since no public hearing

Revised drawings will not be accepted for review or placement in the packet prior to the January 10, 2023 Planning Commission meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



NOTES:
MEASURED BEARINGS ARE BASED ON GRID NORTH,
LOUISIANA STATE PLANE SOUTH ZONE (1702) NAD
83 AS DERIVED FROM THE LSU C4G RTK NETWORK
(2020.5).

P.O.B. (POINT OF BEGINNING)
P.O.C. (POINT OF COMMENCEMENT)

GENERAL INFORMATION	
CENTRAL SEWER SYSTEM	104 NUMBER OF LOTS
LAKE PONTCHARTRAIN ULTIMATE SURFACE WATER DISPOSAL	PUD PRESENT ZONING
6286.20± S.F. AVERAGE LOT SIZE	ASPHALT ROAD SURFACE
CENTRAL WATER SYSTEM	50 FEET (LOCAL) RIGHT OF WAY WIDTHS
1,190'± MAX BLOCK LENGTH	3,765'± STREET LENGTH
26.59± ACRES TOTAL AREA OF DEVELOPMENT	14.92 ACRES TOTAL AREA OF LOTS
OFF-SITE LOCATION OF WATER & SEWER FACILITIES	45 FEET MAX BUILDING HEIGHT
FRONT: 20' REAR: 15' (55' ALONG CANAL/LAKE) SIDE: 5' (10' ALONG RIGHT OF WAYS) BUILDING SETBACKS	

RESTRICTIVE COVENANTS:

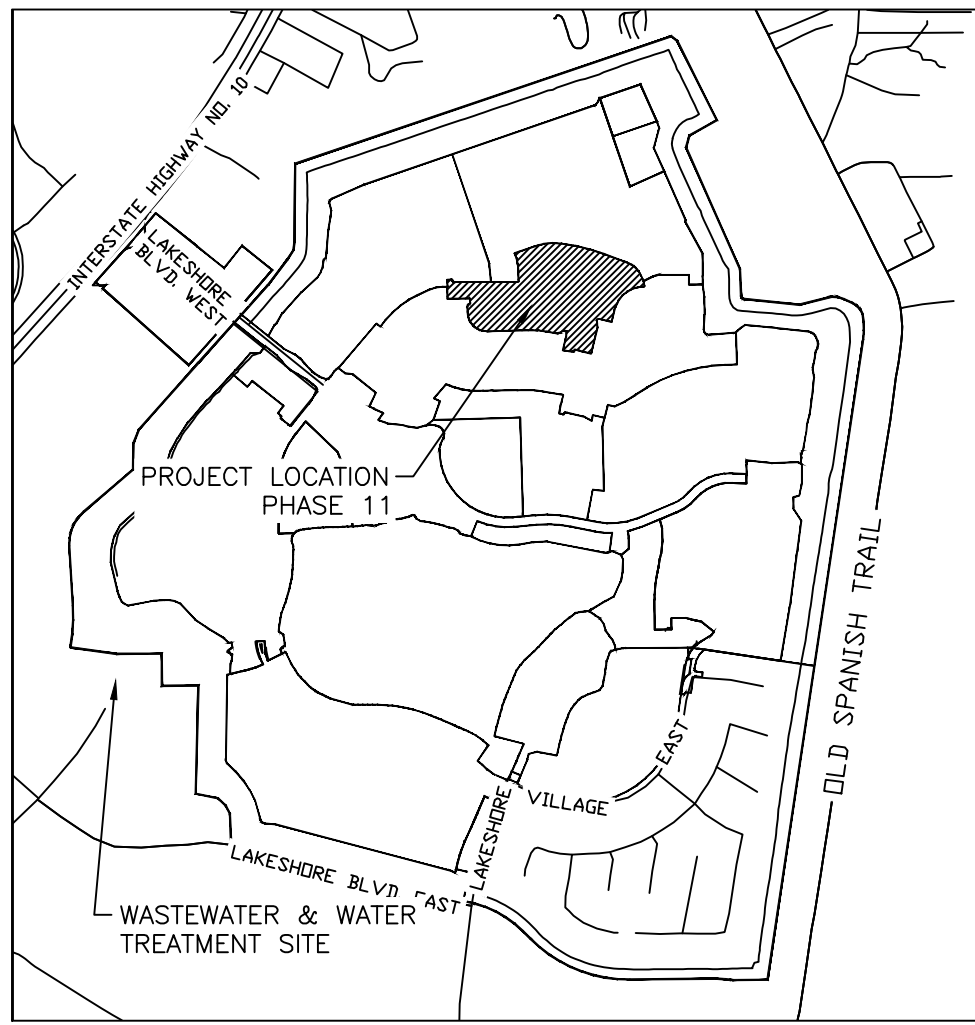
1. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEMS, ALL AS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF THE PARISH. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
2. CONSTRUCTION OF ANY NATURE IS PROHIBITED IN DRAINAGE OR STREET EASEMENTS.
3. LOTS MAY NOT BE USED FOR THE STORAGE OF TRASH OR JUNK VEHICLES.
4. THIS SUBDIVISION IS LOCATED IN FLOOD ZONES AH AND ZONE X (SHADED) PER LETTER OF MAP REVISION, CASE NO. 19-06-0885P, EFFECTIVE DATE APRIL 16, 2020. THE MINIMUM FINISHED FLOOR ELEVATION OF ALL RESIDENTIAL HOMES SHALL MEET THE PROPOSED ELEVATION OF THE LATEST ADOPTED FIRM UNTIL A NEW FIRM IS PUBLISHED AND ADOPTED BY ST. TAMMANY PARISH OR ONE (1') FOOT ABOVE THE CROWN OF THE STREET WHICH EVER IS HIGHER.
5. NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE PLANNING COMMISSION AND THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF THE PARISH.
6. DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN 60 FEET FROM A CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE PROPERTY LINES ON THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHTS-OF-WAY INTERSECT. IF THERE ARE LOTS THAT DO NOT COMPLY WITH THIS AS FRONT-LOADED LOTS, THEY ARE TO BE SIDE-LOADED.
7. IT SHALL BE PROHIBITED FOR ANY LOT WITHIN AN APPROVED SUBDIVISION TO HAVE REAR ACCESS VIA A DRIVEWAY TO OR FROM ANY STREET OR ROAD THAT IS NOT DEDICATED WITHIN THE BOUNDARIES OF THE APPROVED SUBDIVISION PLAT.
8. THE HOME BUILDER IS RESPONSIBLE FOR THE CONSTRUCTION OF THE SIDEWALK ALONG THE LOTS.
9. THE RESIDENTS WITHIN PHASE 11 WILL HAVE THE RIGHT TO UTILIZE THE EXISTING CENTRAL LAKE LOCATING WITHIN THE LAKESHORE VILLAGES DEVELOPMENT FOR RECREATIONAL PURPOSE.
10. THE EXISTING STORMWATER DETENTION SYSTEM, INCLUDING THE CANALS, LAKES, AND PUMP STATION, ARE TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT.
11. THE AFOREMENTIONED RESTRICTIONS SHALL BE RECITED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT.

PLAT SHOWING PRELIMINARY SUBDIVISION OF LAKESHORE VILLAGES (PHASE 11)

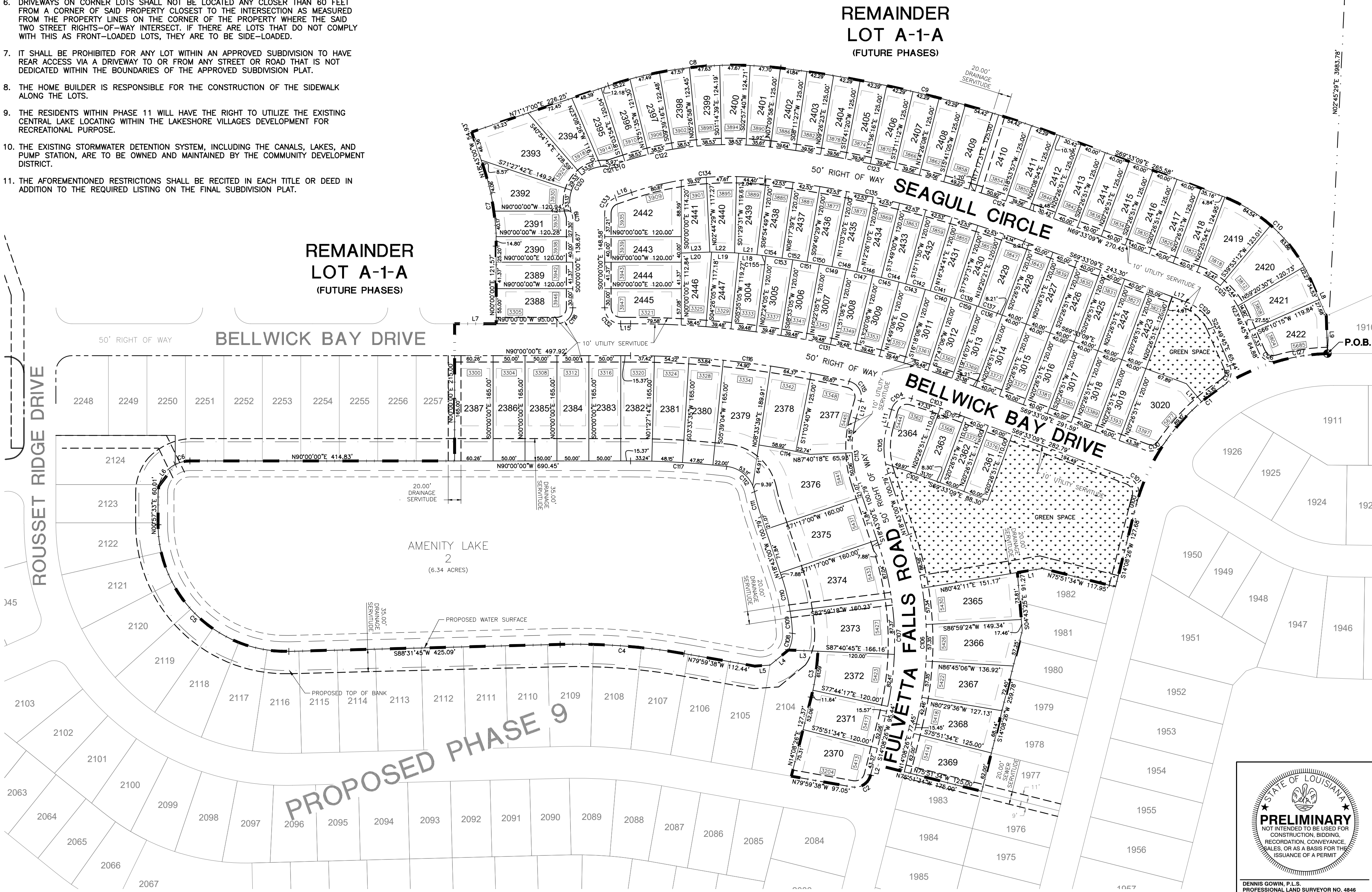
LOTS 2361 - 2447 & 3004 - 3020
LOCATED IN SECTION 26
TOWNSHIP 9 SOUTH - RANGE 14 EAST
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA

PRELIMINARY PLANS
RECEIVED
12/28/2022
DEVELOPMENT
ENGINEERING

ENGINEERING
REVIEW COPY



VICINITY MAP

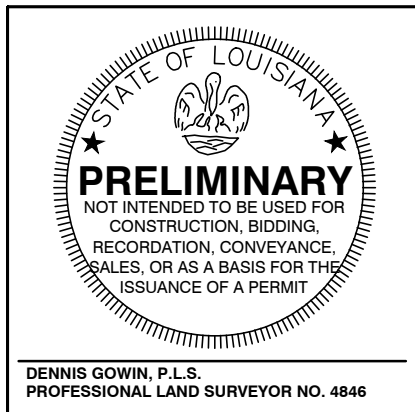


OPEN GREEN SPACE CALCULATIONS (PHASE 11)	
OPEN/GREEN SPACE REQUIRED	
26.59 ACRES X 0.25 S.F. OPEN/GREEN SPACE	
6.648 ACRES REQUIRED (=289,565± S.F.)	
OPEN/GREEN SPACE PROVIDED	OPEN/GREEN SPACE REQUIRED
3.062 ACRES (PHASE 3A)	3.318 ACRES (PHASE 3A)
2.606 ACRES (PHASE 3B)	0.770 ACRES (PHASE 3B)
36.493 ACRES (PHASE 4A)	439.779 ACRES (PHASE 4A)
1.779 ACRES (PHASE 4B)	1.289 ACRES (PHASE 4B)
3.863 ACRES (PHASE 5)	0.657 ACRES (PHASE 5)
22.246 ACRES (PHASE 6)	1.847 ACRES (PHASE 6)
5.651 ACRES (PHASE 7)	5.777 ACRES (PHASE 7)
16.449 ACRES (PHASE 8)	2.228 ACRES (PHASE 8)
20.285 ACRES (PHASE 9)	6.040 ACRES (PHASE 9)
8.681 ACRES (PHASE 10)	0.000 ACRES (PHASE 10)
6.648 ACRES (PHASE 11)	4.860 ACRES (PHASE 11)
127.763 ACRES TOTAL OPEN/GREEN SPACE REQUIRED	466.563 ACRES TOTAL PROVIDED

DEDICATION:
ALL STREET RIGHTS-OF-WAY SHOWN HEREON ARE NOT DEDICATED TO THE PARISH OF ST. TAMMANY BUT ARE DEDICATED TO THE PERPETUAL USE OF THE COMMUNITY DEVELOPMENT DISTRICT AND IS TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT. EASEMENTS SHALL BE RESERVED FOR DRAINAGE AND UTILITIES AS INDICATED HEREON AND NO OBSTRUCTIONS OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR INTENDED USE. THE DEVELOPER OR HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF ALL GREEN SPACES, DRAINAGE SERVITUDES, STREET SIGNS, AND TRAFFIC CONTROL SIGNS.

APPROVALS:	
CHAIRMAN — PARISH PLANNING COMMISSION	
SECRETARY — PARISH PLANNING COMMISSION	
DIRECTOR OF DEPARTMENT OF ENGINEERING	
CLERK OF COURT	
DATE FILED	FILE NO.

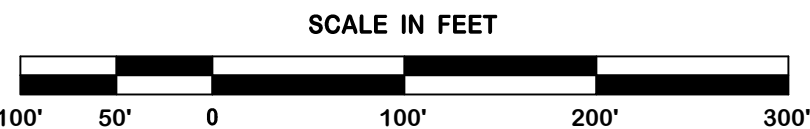
(OWNER/OWNER REPRESENTATIVE)
DR HORTON, INC. — GULF COAST
7696 VINCENT ROAD
DENHAM SPRINGS, LA 70726



I CERTIFY THAT THIS PRELIMINARY PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IS NOT IN FULL COMPLIANCE WITH LA RS: 33:5051 AND THE REQUIREMENTS OF THE CURRENT LOUISIANA STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "C" SURVEY, SINCE ALL CORNERS ARE NOT SET.

DATE OF PLAT: 12/27/2022

DENNIS L. GOWIN, P.L.S.: LA REG. NO. 4846
REGISTERED PROFESSIONAL LAND SURVEYOR



REVISION	BY

DUPLANTIS DESIGN GROUP, PC
SURVEY
16564 Brewster Road, Suite 101
Covington, LA 70433
Phone: 985.249.6180 \ FAX: 985.249.6190
1308 Camellia Blvd, Suite 200
Lafayette, LA 70508
WWW.ddgpc.com



SUBDIVISION OF LAKESHORE VILLAGES (PHASE 11)
SLIDELL, LOUISIANA
ST. TAMMANY PARISH
FOR:
DR HORTON, INC. - GULF COAST

DRAWN
BPV
CHECKED
DLG
PROJECT NO.
20-397
FILE
20-397 PHASE 11 PRELIM

SHEET
1-2

PLAT SHOWING PRELIMINARY SUBDIVISION

OF

LAKESHORE VILLAGES (PHASE 11)

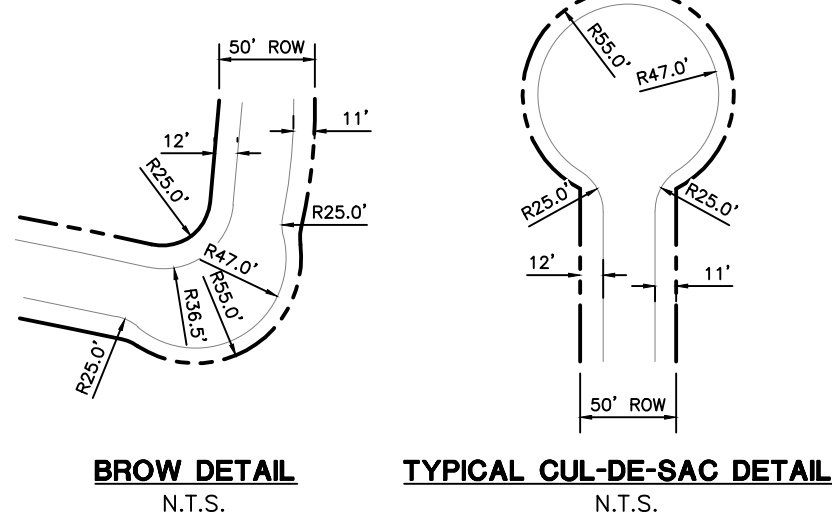
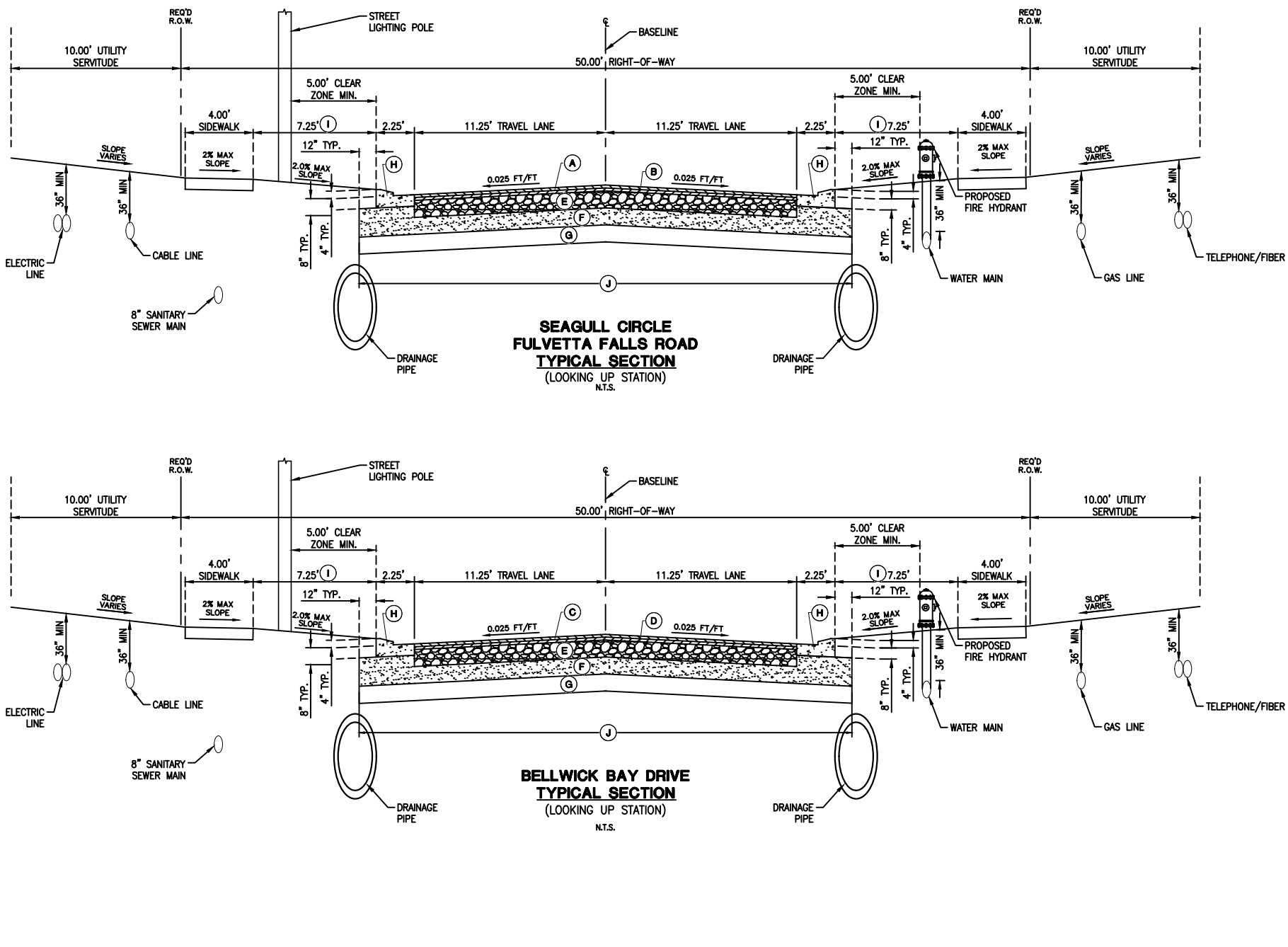
LOTS 2361 - 2447 & 3004 - 3020

LOCATED IN SECTION 26

TOWNSHIP 9 SOUTH - RANGE 14 EAST

GREENSBURG LAND DISTRICT

ST. TAMMANY PARISH, LOUISIANA



- LEGEND:**
- 1.5" LEVEL 1 (PG 70-22M, 0.5 INCH NOMINAL MIX) ASPHALTIC CONCRETE WEARING COURSE
 - 1.5" LEVEL 1 (PG 70-22M, 0.5 INCH NOMINAL MIX) ASPHALTIC CONCRETE BINDER COURSE
 - 2.0" LEVEL 1 (PG 70-22M, 0.5 INCH NOMINAL MIX) ASPHALTIC CONCRETE BINDER COURSE
 - 2.0" LEVEL 1 (PG 70-22M, 0.5 INCH NOMINAL MIX) ASPHALTIC CONCRETE BINDER COURSE
 - 12" CEMENT STABILIZED BASE (10% BY VOLUME) 95% COMPACTION PER ASTM D-698
 - 12" COMPACTED SUBGRADE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT TO 95% STANDARD PROCTOR PER ASTM D-698
 - PROOF ROLLED AND STABLE SUBGRADE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT
 - 4" HIGH MOUNTABLE CONCRETE CURB AND GUTTER WITH 12" GUTTER AND 15" MOUNTABLE CURB
 - HYDROSEED WITH STRAW OR SOO DISTURBED AREAS IN ACCORDANCE WITH LANDSCAPE PLAN (WITHIN LIMITS OF CONSTRUCTION).
 - GENERAL EXCAVATION
- NOTES:**
- ALL PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH LADOTD STANDARD SPECIFICATIONS 2006 EDITION AND/OR ST. TAMMANY PARISH SUBDIVISION REGULATION CHAPTER 125 SPECIFICATIONS; THE MORE STRINGENT STANDARD SHALL BE USED.
 - CONTRACTOR MAY UTILIZE 12" A-4 SUB-BASE IN LIEU OF SOIL CEMENT IN AREAS WHERE SOIL CEMENT CANNOT MEET PROJECT SPECIFICATIONS. A-4 SUB-BASE SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, ST. TAMMANY PARISH CODE OF ORDINANCES, AND SUB-SECTION 1003 OF THE USRFB. THE BASE SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY NEAR THE OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D-698.
 - BASED ON THE GEOTECHNICAL REPORTS 19-0143 PREPARED BY PREMIER GEOTECH AND TESTING DATED OCTOBER 11, 2019 AS WELL AS PAVEMENT SECTION DESIGN RECOMMENDATION LETTERS DATED JANUARY 29, 2020, THE BASE AND SUBGRADE SHALL CONSIST OF LEAN CLAYS AND SANDY LEAN CLAYS (CL) OR CLAYEY SANDS (SC) HAVING THE FOLLOWING RECOMMENDED MATERIAL PROPERTIES AND PLOTS ABOVE THE "A-LINE" ON THE PLASTICITY CHART:
 - LIQUID LIMIT: 40 MAXIMUM
 - PLASTICITY INDEX: 20 MAXIMUM
 - INERT MATERIAL (NON-EXPANSIVE)
 - FREE OF ORGANICS
 - MAXIMUM PARTICLE SIZE: 2-INCHESEACH LIFT SHALL BE PLACED IN MAXIMUM LIFTS OF 8" OF LOOSE MATERIAL AND COMPACTED TO 95% STANDARD PROCTOR PER ASTM D-698.
 - THIS MATERIAL MUST BE CERTIFIED AND APPROVED BY THE OWNER'S INDEPENDENT TESTING LABORATORY AND/OR THE GEOTECHNICAL ENGINEER OF RECORD PRIOR TO ITS USE.
 - CONTRACTOR TO ENSURE ALL STREET LIGHT POLES AND FIRE HYDRANTS ARE LOCATED 5' MINIMUM BEHIND BACK OF CURB FOR LOCAL ROADS.

PARCEL CURVE DATA				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C1	074°09'09"	320.00'	414.15'	S51°13'00"W - 385.84'
C2	085°51'56"	25.00'	37.47'	S57°04'24"W - 34.06'
C3	011°49'11"	355.00'	73.23'	N08°13'50"E - 73.10'
C4	011°28'38"	975.00'	195.31'	N85°43'57"W - 194.98'
C5	091°02'34"	200.00'	317.80'	N45°56'58"W - 285.41'
C6	027°23'14"	50.00'	23.90'	N76°18'23"E - 23.67'
C7	018°43'00"	395.00'	129.03'	N09°21'30"W - 128.46'
C8	025°40'19"	610.00'	273.32'	N84°07'09"E - 271.04'
C9	013°29'32"	1940.00'	456.84'	S76°17'55"E - 455.78'
C10	045°43'24"	245.00'	195.52'	S46°41'27"E - 190.37'
C100	002°58'09"	320.00'	16.58'	S15°37'30"W - 16.58'
C101	086°39'44"	25.00'	37.81'	S26°13'17"E - 34.31'
C102	003°25'41"	1365.00'	81.67'	S71°16'00"E - 81.66'
C103	003°04'11"	1475.00'	79.02'	S71°05'15"E - 79.01'
C104	091°58'34"	25.00'	40.13'	N61°23'23"E - 35.96'
C105	034°07'06"	125.00'	74.43'	N01°39'27"W - 73.34'
C106	032°51'26"	525.00'	301.07'	N02°17'17"W - 296.96'
C107	032°51'26"	475.00'	272.40'	S02°17'17"E - 268.68'
C108	031°14'42"	50.00'	27.27'	N13°07'34"E - 26.93'
C109	007°28'40"	266.86'	34.83'	N05°56'58"W - 34.80'
C110	010°37'01"	293.26'	54.34'	N1°35'30"W - 54.26'
C111	006°56'43"	335.00'	40.61'	N15°14'39"W - 40.58'
C112	071°36'55"	50.00'	62.50'	N47°34'45"W - 58.51'
C113	034°07'06"	175.00'	104.21'	S01°39'27"E - 102.68'
C114	003°27'56"	1350.00'	81.65'	N79°42'24"W - 81.64'
C115	091°58'34"	25.00'	40.13'	S30°35'11"E - 35.96'
C116	013°25'32"	1475.00'	345.62'	S83°17'14"E - 344.83'
C117	006°36'48"	1310.00'	151.21'	N86°41'36"W - 151.12'
C118	090°00'00"	25.00'	39.27'	S45°00'00"W - 35.36'
C119	020°21'51"	25.00'	8.89'	S10°10'55"E - 8.84'

PARCEL CURVE DATA				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C120	112°00'42"	55.00'	107.52'	S35°38'30"W - 91.20'
C121	020°21'51"	25.00'	8.89'	S81°27'55"W - 8.84'
C122	025°33'50"	525.00'	234.24'	S84°03'55"W - 232.30'
C123	010°23'28"	1815.00'	329.16'	N77°57'26"W - 328.71'
C124	003°12'33"	1815.00'	101.66'	N71°09'26"W - 101.65'
C125	045°43'24"	125.00'	99.75'	N46°41'27"W - 97.13'
C126	081°59'09"	25.00'	35.77'	N64°43'20"W - 32.80'
C127	014°06'29"	320.00'	78.79'	S81°14'20"W - 78.60'
C128	081°20'52"	25.00'	35.49'	S16°50'41"W - 32.59'
C129	045°43'24"	75.00'	59.85'	S46°41'27"E - 58.28'
C130	076°36'24"	25.00'	33.43'	N72°08'38"E - 30.99'
C131	020°26'51"	1525.00'	544.23'	N79°46'35"W - 541.35'
C132	090°00'00"	25.00'	39.27'	N45°00'00"W - 35.36'
C133	071°17'00"	25.00'	31.10'	N35°38'30"E - 29.14'
C134	025°33'50"	475.00'	211.93'	N84°03'55"E - 210.18'
C135	013°36'01"	1765.00'	418.95'	N76°21'10"W - 417.97'
C136	001°10'44"	1645.00'	33.85'	S70°08'31"E - 33.85'
C137	001°06'30"	1645.00'	31.82'	S70°06'24"E - 31.82'
C138	001°22'50"	1645.00'	39.64'	S71°21'04"E - 39.64'
C140	001°29'00"	1645.00'	42.59'	N72°57'24"W - 42.59'
C141	001°22'50"	1645.00'	39.64'	S72°43'54"E - 39.64'
C142	001°22'50"	1645.00'	39.64'	N74°06'45"W - 39.64'
C143	001°29'00"	1645.00'	42.59'	N74°26'24"W - 42.59'
C144	001°22'50"	1645.00'	39.64'	N75°29'35"W - 39.64'
C145	001°29'00"	1645.00'	42.59'	N75°55'24"W - 42.59'
C146	001°22'50"	1645.00'	39.64'	S76°52'25"E - 39.64'
C147	001°29'00"	1645.00'	42.59'	S77°24'24"E - 42.59'
C148	001°22'50"	1645.00'	39.64'	S78°15'15"E - 39.64'
C149	001°29'00"	1645.00'	42.59'	S78°53'24"E - 42.59'
C150	001°22'50"	1645.00'	39.64'	S79°38'06"E - 39.64'

PARCEL CURVE DATA				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C151	001°29'00"	1645.00'	42.59'	N80°22'25"W - 42.59'
C152	001°22'50"	1645.00'	39.64'	S81°00'56"E - 39.64'
C153	001°29'00"	1645.00'	42.59'	N81°51'25"W - 42.59'
C154	001°22'50"	1645.00'	39.64'	N82°23'46"W - 39.64'
C155	000°29'16"	1645.00'	14.01'	N82°50'33"W - 14.01'
C159	001°29'00"	1645.00'	42.59'	N71°28'23"W - 42.59'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S80°42'11"W	39.85'
L2	S14°08'26"W	17.98'
L3	N87°40'45"W	46.16'
L4	S50°36'45"W	37.24'
L5	S86°14'29"W	23.79'
L6	N37°04'30"E	43.11'
L7	N90°00'00"E	65.17'
L8	S23°33'22"E	62.21'
L9	S01°42'25"E	59.20'
L10	S71°17'00"W	16.32'
L11	N15°24'06"E	28.11'

LINE TABLE		
LINE	BEARING	LENGTH
L12	S15°24'06"W	28.11'
L13	S40°12'24"E	36.91'
L15	N90°00'00"W	15.45'
L16	N71°17'00"E	26.24'
L17	S69°33'09"E	27.15'
L18	S85°03'16"E	28.59'
L19	S88°05'50"E	36.09'
L20	N87°57'16"E	44.68'
L21	S85°03'16"E	35.09'
L22	S88°05'50"E	38.87'
L23	N87°57'16"E	44.68'

DESCRIPTION PHASE 11:

THAT CERTAIN PIECE OR PARCEL OF LAND DESIGNATED AS LAKESHORE VILLAGES, PHASE 11, A SUBDIVISION OF A PORTION OF LOT A-1-A, LOCATED IN SECTION 26, TOWNSHIP 9 SOUTH, RANGE 14 EAST, GREENSBURG LAND DISTRICT, PARISH OF ST. TAMMANY, STATE OF LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1" ANGLE IRON FOUND AT THE CORNER COMMON TO SECTIONS 23, 24, 25 AND 26, SAID TOWNSHIP 9 SOUTH, RANGE 14 EAST; THENCE S02°45'29"W A DISTANCE OF 3983.78 FEET FOR A POINT OF BEGINNING; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 414.15 FEET, SAID CURVE HAVING A RADIUS OF 320.00 FEET, AND A CHORD WITH A BEARING OF S51°13'00"W AND A LENGTH OF 385.84 FEET TO A POINT; THENCE S14°08'26"W A DISTANCE OF 127.68 FEET TO A POINT; THENCE N75°51'34"W A DISTANCE OF 117.95 FEET TO A POINT; THENCE S80°42'11"W A DISTANCE OF 39.85 FEET TO A POINT; THENCE S04°43'25"E A DISTANCE OF 91.27 FEET TO A POINT; THENCE S14°08'26"W A DISTANCE OF 259.78 FEET TO A POINT; THENCE N75°51'34"W A DISTANCE OF 175.00 FEET TO A POINT; THENCE S14°08'26"W A DISTANCE OF 17.98 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 37.47 FEET, SAID CURVE HAVING A RADIUS OF 25.00 FEET, AND A CHORD WITH A BEARING OF S57°04'24"W AND A LENGTH OF 34.06 FEET TO A POINT; THENCE N79°59'38"W A DISTANCE OF 97.05 FEET TO A POINT; THENCE N14°08'26"E A DISTANCE OF 127.37 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 73.23 FEET, SAID CURVE HAVING A RADIUS OF 355.00 FEET, AND A CHORD WITH A BEARING OF N08°13'50"E AND A LENGTH OF 73.10 FEET TO A POINT; THENCE N87°40'45"W A DISTANCE OF 46.16 FEET TO A POINT; THENCE S50°36'45"W A DISTANCE OF 37.24 FEET TO A POINT; THENCE S86°14'29"W A DISTANCE OF 23.79 FEET TO A POINT; THENCE N79°59'38"W A DISTANCE OF 112.44 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 195.31 FEET, SAID CURVE HAVING A RADIUS OF 975.00 FEET, AND A CHORD WITH A BEARING OF N85°43'57"W AND A LENGTH OF 194.98 FEET TO A POINT; THENCE S88°31'45"W A DISTANCE OF 425.09 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 317.80 FEET, SAID CURVE HAVING A RADIUS OF 200.00 FEET, AND A CHORD WITH A BEARING OF N45°56'58"W AND A LENGTH OF 285.41 FEET TO A POINT; THENCE N00°57'33"E A DISTANCE OF 60.01 FEET TO A POINT; THENCE N37°04'30"E A DISTANCE OF 43.11 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 23.90 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET, AND A CHORD WITH A BEARING OF N76°18'23"E AND A LENGTH OF 23.67 FEET TO A POINT; THENCE N90°00'00"E A DISTANCE OF 414.83 FEET TO A POINT; THENCE N00°00'00"E A DISTANCE OF 215.00 FEET TO A POINT; THENCE N90°00'00"E A DISTANCE OF 65.17 FEET TO A POINT; THENCE N00°00'00"E A DISTANCE OF 121.57 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 129.03 FEET, SAID CURVE HAVING A RADIUS OF 395.00 FEET, AND A CHORD WITH A BEARING OF N09°21'30"W AND A LENGTH OF 128.46 FEET TO A POINT; THENCE N18°43'00"W A DISTANCE OF 54.93 FEET TO A POINT; THENCE N71°17'00"E A DISTANCE OF 226.25 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 273.32 FEET, SAID CURVE HAVING A RADIUS OF 610.00 FEET, AND A CHORD WITH A BEARING OF N84°07'09"E AND A LENGTH OF 271.04 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 456.84 FEET, SAID CURVE HAVING A RADIUS OF 1940.00 FEET, AND A CHORD WITH A BEARING OF S76°17'55"E AND A LENGTH OF 455.78 FEET TO A POINT; THENCE S69°33'09"E A DISTANCE OF 265.58 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 195.52 FEET, SAID CURVE HAVING A RADIUS OF 245.00 FEET, AND A CHORD WITH A BEARING OF S46°41'27"E AND A LENGTH OF 190.37 FEET TO A POINT; THENCE S23°32'22"E A DISTANCE OF 62.21 FEET TO A POINT. THENCE S01°42'25"E A DISTANCE OF 59.20 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED PARCEL CONTAINS 26.598 ACRES AND IS SUBJECT TO ANY SERVITUDES OR RESTRICTIONS OR RECORD.

NOTES:

1) ZONING:
THE SUBJECT PROPERTY IS PART OF LAKESHORE VILLAGE PUD "V" (PLANNED UNIT DEVELOPMENT), USE AREA LV-3 (SINGLE AND MULTI-FAMILY RESIDENTIAL).

2) PLATTED BUILDING SETBACKS:
FRONT: 20'
REAR: 15' (55' ALONG LAKES)
SIDE: 5' (10' ALONG STREET RIGHTS OF WAY)

3) REFERENCES:
A) PLAT SHOWING PRELIMINARY SUBDIVISION OF LAKESHORE VILLAGES (PHASE 9) LOCATED IN SECTIONS 25, 26, & 35, TOWNSHIP 9 SOUTH-RANGE 14 EAST GREENSBURG LAND DISTRICT ST. TAMMANY PARISH, LOUISIANA.

4) FLOOD ZONE NOTE:
SURVEYOR HAS CONSULTED THE FEMA FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR THIS LOCATION AND FOUND THAT THE SUBJECT PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA:
FLOOD ZONE: AH & "X" (SHADED)
BASE FLOOD ELEVATION: -3'
COMMUNITY PANEL NO. 225205 0535 D
MAP REVISED: APRIL 16, 2020
NOTES:
MAP REVISION IS FROM LETTER OF MAP REVISION, CASE NO. 19-06-185P, EFFECTIVE DATE APRIL 16, 2020.
CONTACT ST. TAMMANY PARISH FOR ANY ADDITIONAL ELEVATION REQUIREMENTS.

5) WETLANDS:
WETLANDS HAVE BEEN PERMITTED BY PERMIT NO. MWN 2002-1717, DATED MAY 7, 2004, MODIFIED JUNE 27, 2005 AND FEBRUARY 3, 2011.

6) LANDFILL:
SURVEYOR HAS NO KNOWLEDGE OF OR HAS OBSERVED ANY LANDFILLS ON THE SUBJECT PROPERTY.

7) GREENSPACES:
GREEN SPACES SHOWN ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

8) UTILITY LOCATIONS:
UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE UTILITY FEATURES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, EXCEPT FOR ABOVE GROUND VISIBLE UTILITY FEATURES, NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.

9) TITLE:
THE SERVITUDES AND RESTRICTIONS SHOWN HEREON ARE LIMITED TO THOSE SET FORTH IN THE INFORMATION PROVIDED TO US. THERE IS NO REPRESENTATION MADE BY THIS SURVEYOR THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN. TITLE WAS NOT RESEARCHED IN PREPARATION OF THIS SURVEY.

DEDICATION:

ALL STREET RIGHTS-OF-WAY SHOWN HEREON ARE NOT DEDICATED TO THE PARISH OF ST. TAMMANY BUT ARE DEDICATED TO THE PERPETUAL USE OF THE COMMUNITY DEVELOPMENT DISTRICT AND IS TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT. EASEMENTS SHALL BE RESERVED FOR DRAINAGE AND UTILITIES AS INDICATED HEREON AND NO OBSTRUCTIONS OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR INTENDED USE. THE DEVELOPER OR HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF ALL GREEN SPACES, DRAINAGE SERVITUDES, STREET SIGNS, AND TRAFFIC CONTROL SIGNS.

APPROVALS:

CLERK OF COURT

DATE FILED

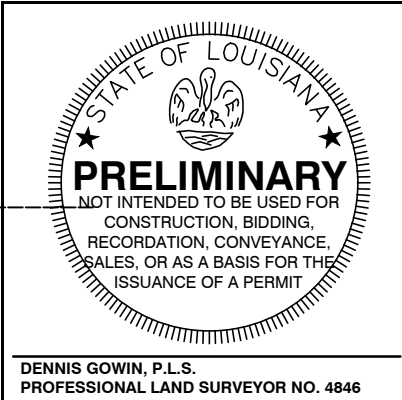
FILE NO.

(OWNER/OWNER REPRESENTATIVE)
DR HORTON, INC. - GULF COAST
7696 VINCENT ROAD
DENHAM SPRINGS, LA 70726

I CERTIFY THAT THIS PRELIMINARY PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IS NOT IN FULL COMPLIANCE WITH LA RS. 33:5051 AND THE REQUIREMENTS OF THE CURRENT LOUISIANA STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "C" SURVEY, SINCE ALL CORNERS ARE NOT SET.

DATE OF PLAT:12/27/2022

DENNIS L. GOWIN, P.L.S.; LA REG. NO. 4846
REGISTERED PROFESSIONAL LAND SURVEYOR



REVISION	BY

DUPLANTIS DESIGN GROUP, PC
SURVEY
15564 Brewster Road, Suite 101
Covington, LA 70433
Phone: 985.249.6180 \ FAX: 985.249.6190
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Lafayette, LA 70508
WWW.ddgpc.com



SUBDIVISION OF LAKESHORE VILLAGES (PHASE 11)

SLIDELL, LOUISIANA
ST. TAMMANY PARISH

FOR:
DR HORTON, INC. - GULF COAST

DRAWN
BPV
CHECKED
DLG
PROJECT NO.
20-397
FILE
20-397 PHASE 11 PRELIM
SHEET
2-2

The Preliminary plans and hydrologic study have been reviewed by this office and an inspection was made of the site on December 29, 2022.

General Comments:

1. The Traffic Impact Analysis for the Lakeshore Villages Development needs to be updated to evaluate the increased number of lots.

Preliminary Plat:

2. Show on the plat the proposed location of the centralized mailboxes and update plans accordingly.

Water & Sewer Plan:

3. Provide a written plan approval letter from Oak Harbor East Utilities for this phase of Lakeshore Villages.

Informational Items:

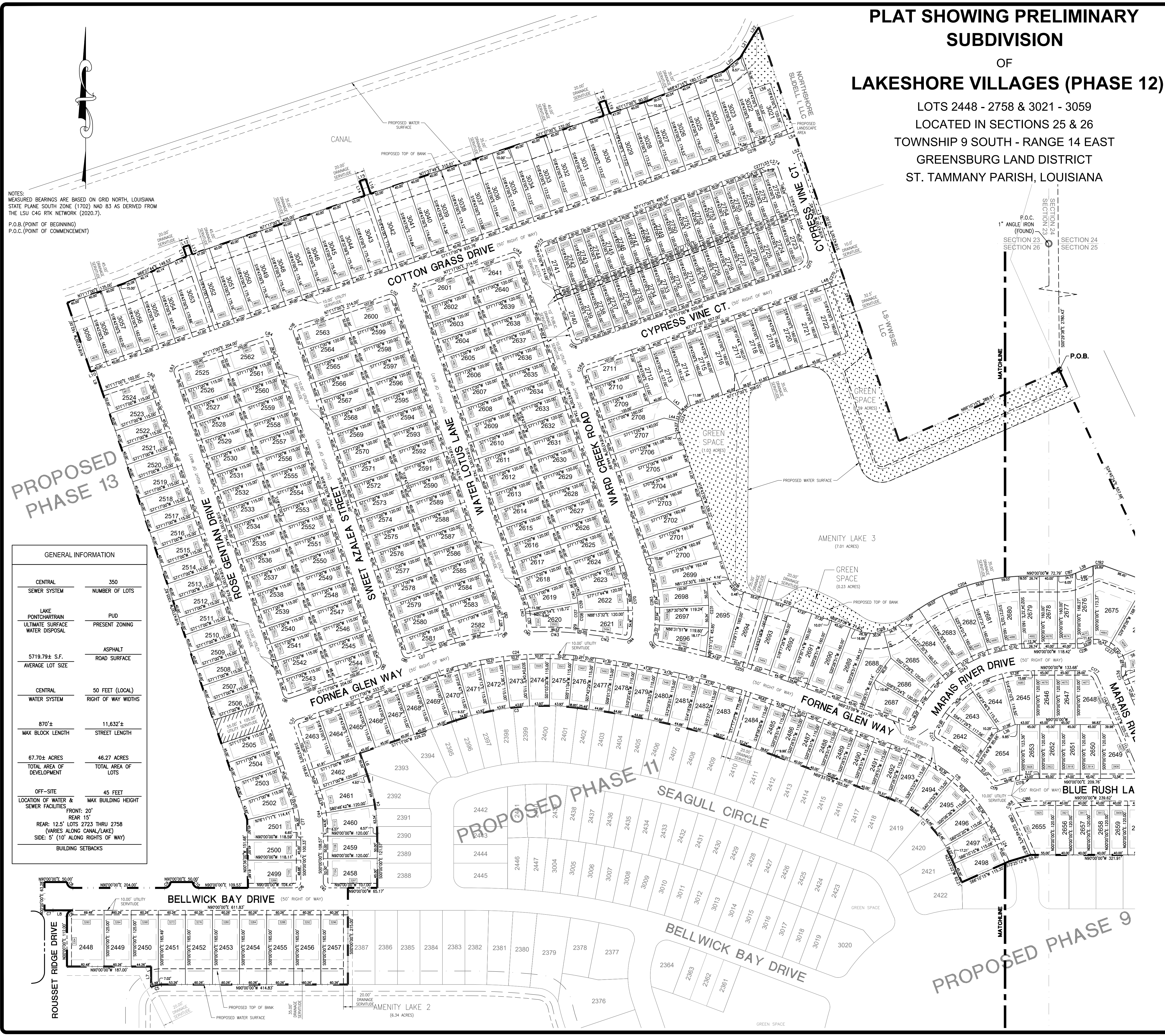
This phase of Lakeshore Villages previously received Preliminary Approval on Dec. 15, 2020 (Case #2020-2151-PP). The resubmitted plan set received Tentative Approval at the Dec. 13, 2022 Planning Commission Meeting (Case #2022-3149-TP). The requested change is to modify the original lot total from 311 lots to 350 lots.

The developer is responsible for contacting the USPS Regional Growth Management Coordinator to verify the appropriate mail delivery location for this development.

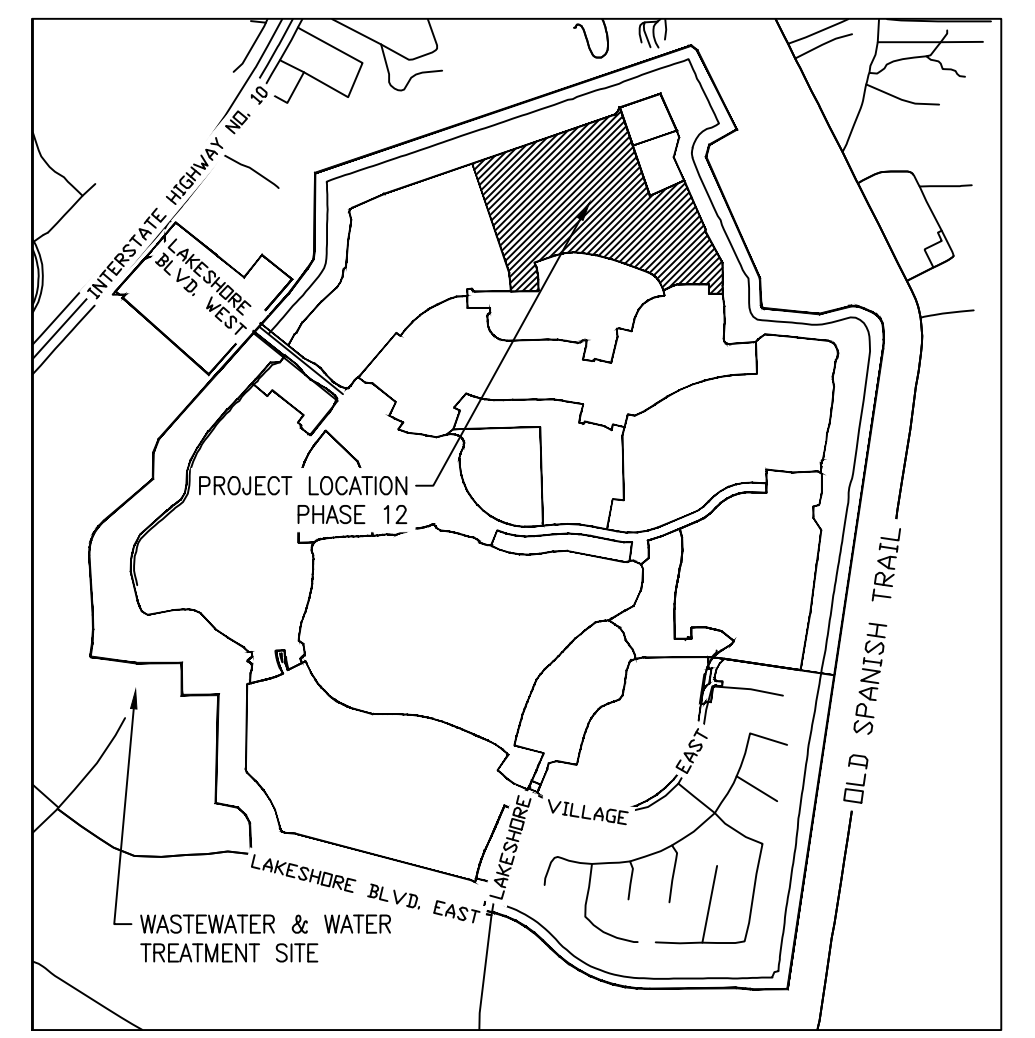
No funded **Maintenance Obligation** is required since this is a Community Development District owned and maintained subdivision.

Mandatory Developmental fees will be required at Final Submittal in accordance with St. Tammany Code of Ordinances, Part II "Land Development Code," Chapter 125 "Subdivision Regulations," since no public hearing

Revised drawings will not be accepted for review or placement in the packet prior to the January 10, 2023 Planning Commission meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



PLAT SHOWING PRELIMINARY
SUBDIVISION
OF
LAKESHORE VILLAGES (PHASE 12)
LOTS 2448 - 2758 & 3021 - 3059
LOCATED IN SECTIONS 25 & 26
TOWNSHIP 9 SOUTH - RANGE 14 EAST
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA



VICINITY MAP

OPEN GREEN SPACE CALCULATIONS (PHASE 12)	
OPEN/GREEN SPACE REQUIRED	
X 0.25 S.F. OPEN/GREEN SPACE	
16.925 ACRES REQUIRED (=137,253± S.F.)	
OPEN/GREEN SPACE REQUIRED	OPEN/GREEN SPACE PROVIDED
3.062 ACRES (PHASE 3A)	3.318 ACRES (PHASE 3A)
2.606 ACRES (PHASE 3B)	0.770 ACRES (PHASE 3B)
36.493 ACRES (PHASE 4A)	439.779 ACRES (PHASE 4A)
1.779 ACRES (PHASE 4B)	1.289 ACRES (PHASE 4B)
3.863 ACRES (PHASE 5)	0.657 ACRES (PHASE 5)
22.246 ACRES (PHASE 6)	1.847 ACRES (PHASE 6)
5.851 ACRES (PHASE 7)	5.777 ACRES (PHASE 7)
16.449 ACRES (PHASE 8)	2.226 ACRES (PHASE 8)
20.285 ACRES (PHASE 9)	6.040 ACRES (PHASE 9)
8.681 ACRES (PHASE 10)	0.000 ACRES (PHASE 10)
6.648 ACRES (PHASE 11)	4.860 ACRES (PHASE 11)
16.925 ACRES (PHASE 12)	6.351 ACRES (PHASE 12)
144.688 ACRES TOTAL OPEN/GREEN SPACE REQUIRED	472.914 ACRES TOTAL PROVIDED

DEDICATION:
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APPROVALS:

CHAIRMAN – PARISH PLANNING COMMISSION

SECRETARY – PARISH PLANNING COMMISSION

DIRECTOR OF DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED _____ FILE NO. _____

(OWNER/OWNER REPRESENTATIVE)
DR HORTON, INC. - GULF COAST
7695 VINCENT ROAD
DENHAM SPRINGS, LA 70726

I CERTIFY THAT THIS PRELIMINARY PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IS NOT IN FULL COMPLIANCE WITH LA RS: 33:5051 AND THE REQUIREMENTS OF THE CURRENT LOUISIANA STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "C" SURVEY, SINCE ALL CORNERS ARE NOT SET.

DATE OF PLAT:
DENNIS L. GOWIN, P.L.S.: LA REG. NO. 4846
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF LOUISIANA
PRELIMINARY
DRAINAGE, RECORDATION, CONVEYANCE, EASEMENTS, OR AS A BASIS FOR THE ISSUANCE OF A PERMIT

DENNIS GOWIN, P.L.S.
PROFESSIONAL LAND SURVEYOR NO. 4846

SCALE IN FEET
100' 50' 0 100' 200' 300'

DRAWN
BPV
CHECKED
DLG
PROJECT NO.
20-398
FILE
20-398 PHASE 12
PRELIMINARY
SHEET
1-2

NOTES:
MEASURED BEARINGS ARE BASED ON GRID NORTH, LOUISIANA
STATE PLANE SOUTH ZONE (1702) NAD 83 AS DERIVED FROM
THE LSU CAG RTK NETWORK (2020.7).
P.O.B. (POINT OF BEGINNING)
P.O.C. (POINT OF COMMENCEMENT)

GENERAL INFORMATION	
CENTRAL SEWER SYSTEM	350 NUMBER OF LOTS
LAKE PONTCHARTRAIN ULTIMATE SURFACE WATER DISPOSAL	PUD PRESENT ZONING
5719.79± S.F. AVERAGE LOT SIZE	ASPHALT ROAD SURFACE
CENTRAL WATER SYSTEM	50 FEET (LOCAL) RIGHT OF WAY WIDTHS
870'± MAX BLOCK LENGTH	11,632'± STREET LENGTH
67.70± ACRES TOTAL AREA OF DEVELOPMENT	46.27 ACRES TOTAL AREA OF LOTS
OFF-SITE LOCATION OF WATER & SEWER FACILITIES	45 FEET MAX BUILDING HEIGHT
FRONT: 20' REAR: 15' REAR: 12.5' LOTS 2723 THRU 2758 (VARIES ALONG CANAL/LAKE) SIDE: 5' (10' ALONG RIGHTS OF WAY)	
BUILDING SETBACKS	

REVISION	BY

DUPLANTIS DESIGN GROUP, PC
SURVEY
16564 Brewster Road, Suite 101
Covington, LA 70433
Phone: 985.249.6180 \ FAX: 985.249.6190
1308 Camelia Blvd, Suite 200
Lafayette, LA 70508
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DDG
DUPLANTIS DESIGN GROUP

SUBDIVISION OF LAKESHORE VILLAGES (PHASE 12)
SLIDELL, LOUISIANA
(PRELIMINARY)
ST. TAMMANY PARISH
FOR:
DR HORTON, INC. - GULF COAST

DRAWN
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20-398 PHASE 12
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1-2

PLAT SHOWING PRELIMINARY SUBDIVISION

OF

LAKE SHORE VILLAGES (PHASE 12)

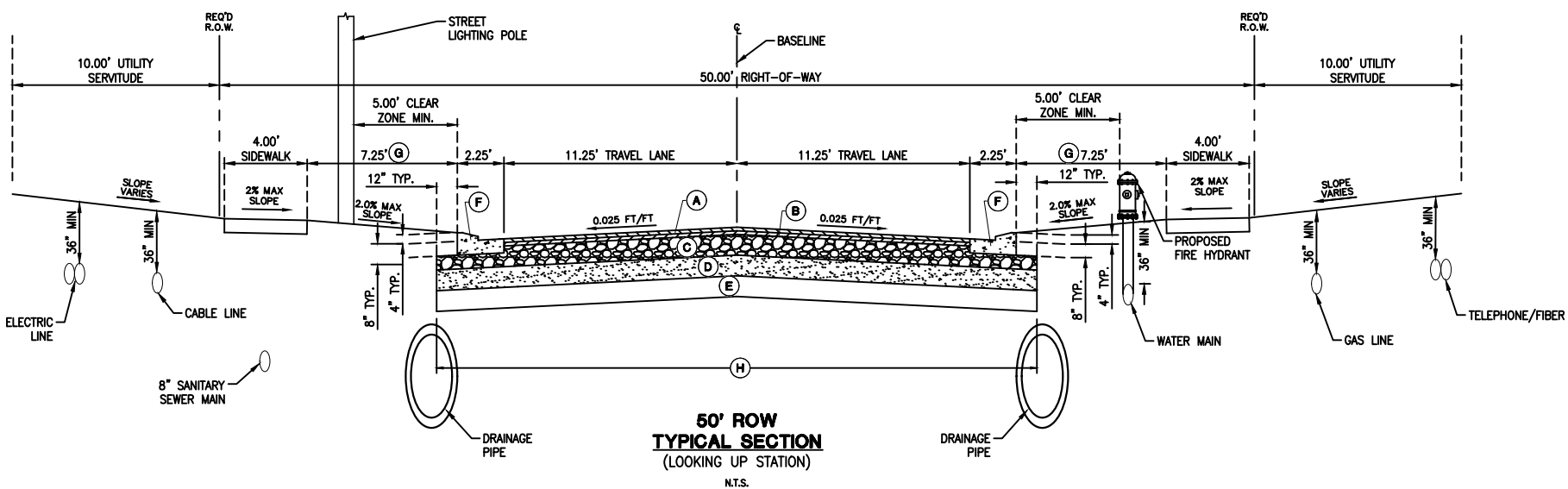
LOTS 2448 - 2758 & 3021 - 3059

LOCATED IN SECTIONS 25 & 26

TOWNSHIP 9 SOUTH - RANGE 14 EAST

GREENSBURG LAND DISTRICT

ST. TAMMANY PARISH, LOUISIANA



LEGEND:

- (A) 1-1/2" LEVEL 1 (PC-22M, 0.5' NOMINAL MIX) ASPHALTIC CONCRETE WEARING COURSE
- (B) 1-1/2" LEVEL 1 (PC-22M, 0.5' NOMINAL MIX) ASPHALTIC CONCRETE BINDER COURSE
- (C) 12" CEMENT STABILIZED BASE (10% BY VOLUME) 95% COMPACTION PER ASTM D-698 (REF. NOTE 2)
- (D) 12" COMPACTED STRUCTURAL FILL SUBBASE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. SUBBASE IS TO BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY NEAR THE OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D-698. (REF. NOTE 3)
- (E) PROOF ROLLED AND STABLE SUBGRADE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
- (F) 4" HIGH MOUNTABLE CONCRETE CURB AND GUTTER WITH 12" GUTTER AND 15" MOUNTABLE CURB
- (G) HYDROSEED WITH STRAW OR SOO DISTURBED AREAS (WITHIN LIMITS OF CONSTRUCTION)
- (H) GENERAL EXCAVATION

NOTES:

- ALL PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH LADOTD STANDARD SPECIFICATIONS 2016 EDITION AND/OR ST. TAMMANY PARISH SUBDIVISION REGULATION CHAPTER 125 SPECIFICATIONS; THE MORE STRINGENT STANDARD SHALL BE USED.
- CONTRACTOR MAY UTILIZE AN ALTERNATIVE CLASS 1 BASE COURSE IN LIEU OF SOIL CEMENT IN AREAS WHERE SOIL CEMENT CANNOT MEET PROJECT SPECIFICATIONS. A-4 SUB-BASE SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, ST. TAMMANY PARISH CODE OF ORDINANCES, AND TOWNSHIP 9 SOUTH - RANGE 14 EAST, GREENSBURG LAND DISTRICT, ST. TAMMANY, STATE OF LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
- BASED ON THE PAVEMENT SECTION DESIGN RECOMMENDATION LETTERS PREPARED BY PREMIER GEOTECH AND TESTING, THE BASE AND SUBGRADE SHALL CONSIST OF LEAN CLAYS AND SANDY LEAN CLAYS (CL) OR CLAYEY SANDS (SC) HAVING THE FOLLOWING RECOMMENDED MATERIAL PROPERTIES AND PLOTS ABOVE THE "A-LINE" ON THE PLASTICITY CHART:
 - LIQUID LIMIT: 40 MAXIMUM
 - PLASTICITY INDEX: 20 MAXIMUM
 - INERT MATERIAL (NON-EXPANSIVE)
 - FREE OF ORGANICS
 - MAXIMUM PARTICLE SIZE: 2-INCHES
- EACH LIFT SHALL BE PLACED IN MAXIMUM LIFTS OF 8" OF LOOSE MATERIAL AND COMPACTED TO 95% STANDARD PROCTOR PER ASTM D-698.
- THIS MATERIAL MUST BE CERTIFIED AND APPROVED BY THE OWNER'S INDEPENDENT TESTING LABORATORY AND/OR THE GEOTECHNICAL ENGINEER OF RECORD PRIOR TO ITS USE.
- CONTRACTOR TO ENSURE ALL STREET LIGHT POLES AND FIRE HYDRANTS ARE LOCATED 5' MINIMUM BEHIND BACK OF CURB FOR LOCAL ROADS.

PARCEL CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C1	045°43'24"	245.00'	195.52'	N46°41'27"W - 190.37'
C2	013°29'32"	1940.00'	456.84'	N76°17'55"W - 455.78'
C3	025°40'19"	610.00'	273.32'	S84°07'09"W - 271.04'
C4	018°43'00"	395.00'	129.03'	S09°21'30"E - 128.46'
C5	027°23'14"	50.00'	23.90'	S76°18'23"W - 23.67'
C6	090°00'00"	13.00'	20.42'	N45°00'00"E - 18.38'
C7	001°43'25"	625.00'	18.80'	S89°08'17"W - 18.80'
C8	090°00'02"	13.00'	20.42'	S44°59'59"E - 18.38'
C9	090°00'00"	13.00'	20.42'	N45°00'00"E - 18.38'
C10	090°00'00"	13.00'	20.42'	S45°00'00"E - 18.38'
C11	045°01'03"	360.00'	282.85'	S46°20'17"E - 275.63'
C12	013°29'32"	2055.00'	483.92'	S76°17'55"E - 482.80'
C14	025°40'19"	725.00'	324.84'	N84°07'09"E - 322.13'
C15	090°00'00"	13.00'	20.42'	N26°17'00"E - 18.38'
C16	090°00'00"	13.00'	20.42'	N45°00'00"W - 18.38'
C17	018°43'00"	275.00'	89.83'	S09°21'30"E - 89.43'
C18	090°00'00"	13.00'	20.42'	S63°43'00"E - 18.38'
C19	090°00'00"	13.00'	20.42'	N63°43'00"W - 18.38'
C20	090°00'00"	13.00'	20.42'	S26°17'00"W - 18.38'
C21	090°00'00"	13.00'	20.42'	S26°17'00"W - 18.38'
C22	090°00'00"	13.00'	20.42'	S63°43'00"E - 18.38'
C23	090°00'00"	13.00'	20.42'	N63°43'00"W - 18.38'
C24	090°00'00"	13.00'	20.42'	S63°43'00"E - 18.38'
C25	090°00'00"	13.00'	20.42'	S63°43'00"E - 18.38'
C26	090°00'00"	13.00'	20.42'	N63°43'00"W - 18.38'
C27	090°00'00"	13.00'	20.42'	S63°43'00"E - 18.38'
C28	090°00'00"	13.00'	20.42'	N63°43'00"W - 18.38'
C29	090°00'00"	13.00'	20.42'	S63°43'00"E - 18.38'
C30	090°00'00"	13.00'	20.42'	N63°43'00"W - 18.38'
C31	090°00'00"	13.00'	20.42'	S63°43'00"E - 18.38'
C32	090°00'00"	13.00'	20.42'	N63°43'00"W - 18.38'
C33	090°00'00"	13.00'	20.42'	S63°43'00"E - 18.38'
C34	090°00'00"	13.00'	20.42'	N63°43'00"W - 18.38'
C35	090°00'00"	13.00'	20.42'	S63°43'00"E - 18.38'
C36	090°00'00"	13.00'	20.42'	N63°43'00"W - 18.38'
C37	090°00'00"	13.00'	20.42'	S63°43'00"E - 18.38'
C38	090°00'00"	13.00'	20.42'	N63°43'00"W - 18.38'
C39	090°00'00"	13.00'	20.42'	S63°43'00"E - 18.38'
C40	090°00'00"	13.00'	20.42'	N63°43'00"W - 18.38'
C41	090°00'00"	13.00'	20.42'	S63°43'00"E - 18.38'
C42	090°00'00"	13.00'	20.42'	N63°43'00"W - 18.38'
C43	090°00'00"	13.00'	20.42'	S63°43'00"E - 18.38'
C44	090°00'00"	13.00'	20.42'	N63°43'00"W - 18.38'
C45	090°00'00"	13.00'	20.42'	S63°43'00"E - 18.38'
C46	090°00'00"	13.00'	20.42'	N63°43'00"W - 18.38'
C47	090°00'00"	13.00'	20.42'	S63°43'00"E - 18.38'
C48	090°00'00"	13.00'	20.42'	N63°43'00"W - 18.38'
C49	090°00'00"	13.00'	20.42'	S63°43'00"E - 18.38'
C50	090°00'00"	13.00'	20.42'	N63°43'00"W - 18.38'
C51	090°00'00"	13.00'	20.42'	S63°43'00"E - 18.38'
C52	090°00'00"	13.00'	20.42'	N63°43'00"W - 18.38'
C53	090°00'00"	13.00'	20.42'	S63°43'00"E - 18.38'
C54	090°00'00"	13.00'	20.42'	N63°43'00"W - 18.38'
C55	090°00'00"	13.00'	20.42'	S63°43'00"E - 18.38'
C56	090°00'00"	13.00'	20.42'	N63°43'00"W - 18.38'
C57	090°00'00"	13.00'	20.42'	S63°43'00"E - 18.38'
C58	090°00'00"	13.00'	20.42'	N63°43'00"W - 18.38'
C59	090°00'00"	13.00'	20.42'	S63°43'00"E - 18.38'
C60	090°00'00"	13.00'	20.42'	N63°43'00"W - 18.38'
C61	090°00'00"	13.00'	20.42'	S63°43'00"E - 18.38'
C62	090°00'00"	13.00'	20.42'	N63°43'00"W - 18.38'
C63	090°00'00"	13.00'	20.42'	S63°43'00"E - 18.38'
C64	090°00'00"	13.00'	20.42'	N63°43'00"W - 18.38'
C65	090°00'00"	13.00'	20.42'	S63°43'00"E - 18.38'
C66	090°00'00"	13.00'	20.42'	N63°43'00"W - 18.38'
C67	090°00'00"	13.00'	20.42'	S63°43'00"E - 18.38'
C68	090°00'00"	13.00'	20.42'	N63°43'00"W - 18.38'
C69	090°00'00"	13.00'	20.42'	S63°43'00"E - 18.38'
C70	090°00'00"	13.00'	20.42'	N63°43'00"W - 18.38'
C71	090°00'00"	13.00'	20.42'	S63°43'00"E - 18.38'
C72	090°00'00"	13.00'	20.42'	N63°43'00"W - 18.38'
C73	090°00'00"	13.00'	20.42'	S63°43'00"E - 18.38'
C74	090°00'00"	13.00'	20.42'	N63°43'00"W - 18.38'
C75	090°00'00"	13.00'	20.42'	S63°43'00"E - 18.38'
C76	090°00'00"	13.00'	20.42'	N63°43'00"W - 18.38'
C77	090°00'00"	13.00'	20.42'	S63°43'00"E - 18.38'
C78	090°00'00"	13.00'	20.42'	N63°43'00"W - 18.38'
C79	090°00'00"	13.00'	20.42'	S63°43'00"E - 18.38'
C80	090°00'00"	13.00'	20.42'	N63°43'00"W - 18.38'
C81	090°00'00"	13.00'	20.42'	S63°43'00"E - 18.38'
C82	090°00'00"	13.00'	20.42'	N63°43'00"W - 18.38'
C83	090°00'00"	13.00'	20.42'	S63°43'00"E - 18.38'
C84	090°00'00"	13.00'	20.42'	N63°43'00"W - 18.38'
C85	090°00'00"	13.00'	20.42'	S63°43'00"E - 18.38'
C86	090°00'00"	13.00'	20.42'	N63°43'00"W - 18.38'
C87	090°00'00"	13.00'	20.42'	S63°43'00"E - 18.38'
C88	090°00'00"	13.00'	20.42'	N63°43'00"W - 18.38'
C89	090°00'00"	13.00'	20.42'	S63°43'00"E - 18.38'
C90	090°00'00"	13.00'	20.42'	N63°43'00"W - 18.38'
C91	090°00'00"	13.00'	20.42'	S63°43'00"E - 18.38'
C92	090°00'00"	13.00'	20.42'	N63°43'00"W - 18.38'
C93	090°00'00"	13.00'	20.42'	S63°43'00"E - 18.38'
C94	090°00'00"	13.00'	20.42'	N63°43'00"W - 18.38'
C95	090°00'00"	13.00'	20.42'	S63°43'00"E - 18.38'
C96	090°00'00"	13.00'	20.42'	N63°43'00"W - 18.38'
C97	090°00'00"	13.00'	20.42'	S63°43'00"E - 18.38'
C98	090°00'00"	13.00'	20.42'	N63°43'00"W - 18.38'
C99	090°00'00"	13.00'	20.42'	S63°43'00"E - 18.38'
C100	090°00'00"	13.00'	20.42'	N63°43'00"W - 18.38'

PARCEL CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C204	040°30'58"	435.00'	307.60'	S69°44'31"W - 301.24'
C209	060°57'48"	95.00'	101.08'	S79°57'56"W - 96.38'
C215	004°58'23"	2265.00'	196.59'	N72°02'21"W - 196.53'
C218	055°48'32"	50.00'	48.70'	N46°37'16"W - 46.80'
C224	090°00'00"	50.00'	78.54'	N26°17'00"E - 70.71'
C225	010°15'26"	395.00'	70.71'	S34°39'48"W - 70.62'
C231	011°04'40"	614.86'	118.88'	N01°24'47"W - 118.70'
C235	023°37'12"	175.00'	72.14'	N11°48'36"W - 71.63'
C236	031°34'51"	15.00'	8.27'	N07°49'46"W - 8.16'
C237	128°22'55"	55.00'	123.24'	N56°13'49"W - 99.03'
C238	030°25'16"	15.00'	7.96'	S74°47'22"W - 7.87'
C243	066°31'06"	275.00'	319.26'	S56°44'27"W - 301.63'
C245	086°57'56"	13.00'	19.73'	S66°57'52"W - 17.89'
C255	009°06'06"	2105.00'	334.39'	N74°06'12"W - 334.03'
C262	087°10'53"	13.00'	19.78'	N35°03'49"W - 17.93'
C263	027°14'37"	365.00'	173.55'	N50°05'41"W - 171.92'
C269	090°00'00"	13.00'	20.42'	N26°17'00"E - 18.38'
C270	090°00'00"	25.00'	39.27'	N26°17'00"E - 35.36'
C271	090°00'00"	25.00'	39.27'	N26°17'00"E - 35.36'
C274	092°11'07"	13.00'	20.92'	N64°48'33"W - 18.73'
C275	090°00'00"	13.00'	20.42'	S26°17'00"W - 18.38'
C276	090°00'00"	13.00'	20.42'	S67°43'00"E - 18.38'
C277	002°11'07"	525.00'	20.02'	S70°11'27"W - 20.02'
C278	002°11'07"	475.00'	18.12'	N70°11'27"E - 18.12'

LINE TABLE

LINE	BEARING	LENGTH
L1	S26°53'02"E	81.53'
L2	S22°41'49"E	45.01'
L3	N66°22'48"E	29.98'
L4	S23°37'12"E	14.00'
L5	S66°22'48"W	30.14'
L6	S18°43'00"E	54.93'
L7	N00°00'00"E	45.60'
L8	N90°00'00"W	44.20'
L9	N18°43'00"W	50.00'
L10	S71°17'00"W	10.10'
L11	N18°45'15"W	22.20'
L12	N71°16'55"E	14.01'
L13	S18°43'10"E	21.61'
L14	N18°43'10"W	34.83'
L15	N71°17'00"E	14.00'
L16	S18°43'10"E	34.86'
L17	N18°43'06"W	31.19'
L18	N71°17'00"E	14.00'
L19	S18°43'06"E	31.19'
L20	N50°15'09"E	48.21'

LINE TABLE

LINE	BEARING	LENGTH
L21	N30°49'51"E	59.14'
L22	N32°56'20"E	20.09'
L24	S23°49'45"E	62.21'
L27	N71°17'00"E	53.25'
L28	N04°39'38"W	25.09'
L29	N05°27'43"E	22.51'
L35	S04°39'38"E	25.09'
L36	S67°15'28"W	47.82'
L38	S67°42'38"W	38.25'
L42	N15°12'33"W	60.57'
L43	S50°16'51"E	47.41'
L44	S77°30'46"E	33.00'
L48	N71°17'00"E	13.66'
L52	N69°05'53"E	10.01'
L53	S69°05'53"W	16.99'
L54	S71°17'00"W	15.76'
L56	N71°09'30"E	40.00'
L57	N69°05'53"E	76.68'

DESCRIPTION PHASE 12:

THAT CERTAIN PIECE OR PARCEL OF LAND DESIGNATED AS LAKE SHORE VILLAGES, PHASE 12, A SUBDIVISION OF A PORTION OF LOT A-1-A, LOCATED IN SECTIONS 25 & 26, TOWNSHIP 9 SOUTH, RANGE 14 EAST, GREENSBURG LAND DISTRICT, PARISH OF ST. TAMMANY, STATE OF LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1" ANGLE IRON FOUND AT THE CORNER COMMON TO SECTIONS 23, 24, 25 AND 26, SAID TOWNSHIP 9 SOUTH, RANGE 14 EAST; THENCE S00°29'36"E A DISTANCE OF 2780.43 FEET FOR A POINT OF BEGINNING; THENCE S24°45'24"E A DISTANCE OF 557.68 FEET TO A POINT; THENCE S28°53'02"E A DISTANCE OF 81.53 FEET TO A POINT; THENCE S22°41'49"E A DISTANCE OF 45.01 FEET TO A POINT; THENCE N66°22'48"E A DISTANCE OF 29.98 FEET TO A POINT; THENCE S23°37'12"E A DISTANCE OF 14.00 FEET TO A POINT; THENCE S66°22'48"W A DISTANCE OF 30.14 FEET TO A POINT; THENCE S22°42'59"E A DISTANCE OF 90.01 FEET TO A POINT; THENCE S27°58'43"E A DISTANCE OF 201.64 FEET TO A POINT; THENCE S25°58'40"W A DISTANCE OF 134.30 FEET TO A POINT; THENCE S00°00'00"E A DISTANCE OF 135.00 FEET TO A POINT; THENCE N00°00'00"W A DISTANCE OF 150.00 FEET TO A POINT; THENCE N00°00'00"E A DISTANCE OF 84.52 FEET TO A POINT; THENCE N00°00'00"W A DISTANCE OF 321.91 FEET TO A POINT; THENCE S73°25'12"W A DISTANCE OF 50.40 FEET TO A POINT; THENCE S66°10'15"W A DISTANCE OF 115.30 FEET TO A POINT; THENCE N23°33'22"W A DISTANCE OF 62.21 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 195.52 FEET, SAID CURVE HAVING A RADIUS OF 245.00 FEET, AND A CHORD WITH A BEARING OF N46°41'27"W AND A LENGTH OF 190.37 FEET TO A POINT; THENCE N00°00'00"E A DISTANCE OF 215.00 FEET TO A POINT; THENCE N00°00'00"W A DISTANCE OF 414.83 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 23.90 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET, AND A CHORD WITH A BEARING OF S76°18

1

General Comments:

1. The Traffic Impact Analysis for the Lakeshore Villages Development needs to be updated to evaluate the increased number of lots.

Preliminary Plat:

2. Show on the plat the proposed location of the centralized mailboxes and update plans accordingly.

Water & Sewer Plan:

3. Provide a written plan approval letter from Oak Harbor East Utilities for this phase of Lakeshore Villages.

Informational Items:

This phase of Lakeshore Villages previously received Preliminary Approval on Dec. 15, 2020 (Case #2020-2152-PP). The resubmitted plan set received Tentative Approval at the Dec. 13, 2022 Planning Commission Meeting (Case #2022-3150-TP). The requested change is to modify the original lot total from 244 lots to 299 lots.

The developer is responsible for contacting the USPS Regional Growth Management Coordinator to verify the appropriate mail delivery location for this development.

No funded **Maintenance Obligation** is required since this is a Community Development District owned and maintained subdivision.

Mandatory Developmental fees will be required at Final Submittal in accordance with St. Tammany Code of Ordinances, Part II “Land Development Code,” Chapter 125 “Subdivision Regulations,” since no public hearing

Revised drawings will not be accepted for review or placement in the packet prior to the January 10, 2023 Planning Commission meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



PRELIMINARY PLANS
RECEIVED
12/16/2022
DEPARTMENT OF
ENGINEERING
**ENGINEERING
REVIEW COPY**

NOTES:
MEASURED BEARINGS ARE BASED ON GRID NORTH, LOUISIANA
STATE PLANE SOUTH ZONE (1702) NAD 83 AS DERIVED FROM
THE LSU C46 RTK NETWORK (2020.7).

PARCEL CURVE DATA				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C1	090°00'00"	13.00'	20.42'	N45°00'00"W - 18.38'
C2	090°00'00"	13.00'	20.42'	S45°00'00"W - 18.38'
C3	090°00'02"	13.00'	20.42'	N44°59'59"W - 18.38'
C4	019°37'00"	625.00'	213.98'	S76°00'20"W - 212.94'
C5	027°19'41"	935.00'	445.96'	S52°32'00"W - 441.75'
C6	027°04'35"	221.17'	104.52'	N10°02'07"E - 103.55'
C6	090°00'00"	13.00'	20.42'	N26°17'00"E - 18.38'
C7	015°56'20"	220.98'	61.47'	N24°54'34"E - 61.28'
C8	051°44'48"	20.00'	18.06'	N28°06'26"E - 17.46'
C9	017°07'03"	350.00'	104.56'	N10°09'29"W - 104.18'
C11	090°00'00"	13.00'	20.42'	S63°43'00"E - 18.38'
C13	018°43'00"	505.00'	164.97'	S09°21'30"E - 164.23'
C15	033°07'05"	20.00'	11.56'	N16°29'48"E - 11.40'
C17	090°00'00"	13.00'	20.42'	N26°17'00"E - 18.38'
C20	020°21'51"	25.00'	8.89'	N51°40'16"E - 8.84'
C33	090°00'00"	13.00'	20.42'	N26°17'00"E - 18.38'
C34	090°00'00"	13.00'	20.42'	S63°43'00"E - 18.38'
C35	090°00'00"	13.00'	20.42'	S26°17'00"W - 18.38'
C36	090°00'00"	13.00'	20.42'	N63°43'00"W - 18.38'
C78	035°40'48"	125.00'	77.84'	S89°07'24"W - 76.59'
C79	144°19'11"	36.25'	91.31'	N00°52'36"W - 69.01'
C80	090°00'00"	13.00'	20.42'	S63°43'00"E - 18.38'
C81	090°00'00"	13.00'	20.42'	S26°17'00"W - 18.38'
C91	090°00'00"	13.00'	20.42'	S63°43'00"E - 18.38'
C92	051°04'27"	50.68'	45.18'	N47°02'58"W - 43.70'
C94	077°47'47"	50.37'	68.39'	N20°35'16"E - 63.25'
C97	084°54'50"	13.00'	19.27'	S23°44'25"W - 17.55'
C101	078°56'30"	52.65'	72.53'	N86°59'11"E - 66.93'
C104	080°40'08"	13.00'	18.30'	S88°31'56"W - 16.83'
C107	028°57'18"	25.00'	12.63'	N36°39'21"W - 12.50'
C114	028°57'18"	25.00'	12.63'	S02°29'09"W - 12.50'
C115	024°31'33"	325.00'	139.12'	S29°13'34"W - 138.06'
C132	041°24'35"	25.00'	18.07'	S71°50'17"E - 17.68'
C133	041°24'35"	25.00'	18.07'	N40°24'53"W - 21.16'
C140	028°57'18"	25.00'	12.63'	N30°41'16"E - 12.50'
C141	087°22'40"	13.00'	19.83'	N85°10'40"E - 17.96'
C145	089°59'51"	13.00'	20.42'	S83°52'05"W - 18.38'
C147	089°58'09"	13.00'	20.41'	N06°08'55"W - 18.38'
C148	027°19'41"	985.00'	469.81'	S52°32'00"W - 465.37'
C152	027°21'41"	1120.00'	534.85'	N52°31'00"E - 529.78'
C178	005°05'10"	810.00'	71.90'	N68°44'25"E - 71.88'
C179	013°13'14"	675.00'	155.75'	S72°48'27"W - 155.40'
C192	090°00'00"	13.00'	20.42'	S63°43'00"E - 18.38'
C194	016°41'53"	300.00'	87.43'	S10°22'03"E - 87.12'
C195	002°01'07"	300.00'	10.57'	S01°00'33"E - 10.57'
C197	087°21'03"	13.00'	19.82'	S43°40'32"W - 17.95'
C202	090°00'09"	13.00'	20.42'	N06°07'55"W - 18.39'
C203	154°03'58"	55.00'	147.89'	N86°45'24"W - 107.19'
C204	154°23'46"	55.00'	148.21'	N15°20'42"W - 107.27'
C206	169°48'48"	55.00'	163.01'	N72°54'54"E - 109.57'
C207	017°59'58"	1170.00'	367.56'	N57°11'51"E - 366.05'
C208	035°40'48"	175.00'	108.98'	S89°07'24"W - 107.23'
C210	144°19'12"	75.00'	188.91'	N00°52'36"W - 142.79'
C212	083°42'05"	25.00'	36.52'	S87°00'57"W - 33.36'
C213	092°37'20"	25.00'	40.41'	N04°49'20"W - 36.16'
C214	087°22'40"	13.00'	19.83'	N85°10'40"E - 17.96'
C215	096°17'55"	13.00'	21.85'	S02°59'03"E - 19.37'
C216	087°22'40"	13.00'	19.83'	S85°10'40"W - 17.96'
C217	092°37'20"	13.00'	21.02'	N04°49'20"W - 18.80'
C218	087°22'40"	13.00'	19.83'	N85°10'40"E - 17.96'
C219	092°37'20"	13.00'	21.02'	S04°49'20"E - 18.80'
C222	111°54'12"	25.00'	48.83'	N72°54'54"E - 41.43'
C230	095°37'05"	13.00'	21.70'	S03°19'28"E - 19.26'
C234	090°01'51"	13.00'	20.43'	S83°51'05"W - 18.39'
C244	092°37'20"	13.00'	21.02'	N04°49'20"W - 18.80'
C247	005°38'55"	1170.00'	115.35'	N41°39'37"E - 115.30'
C248	024°31'33"	375.00'	160.52'	S29°13'34"W - 159.30'

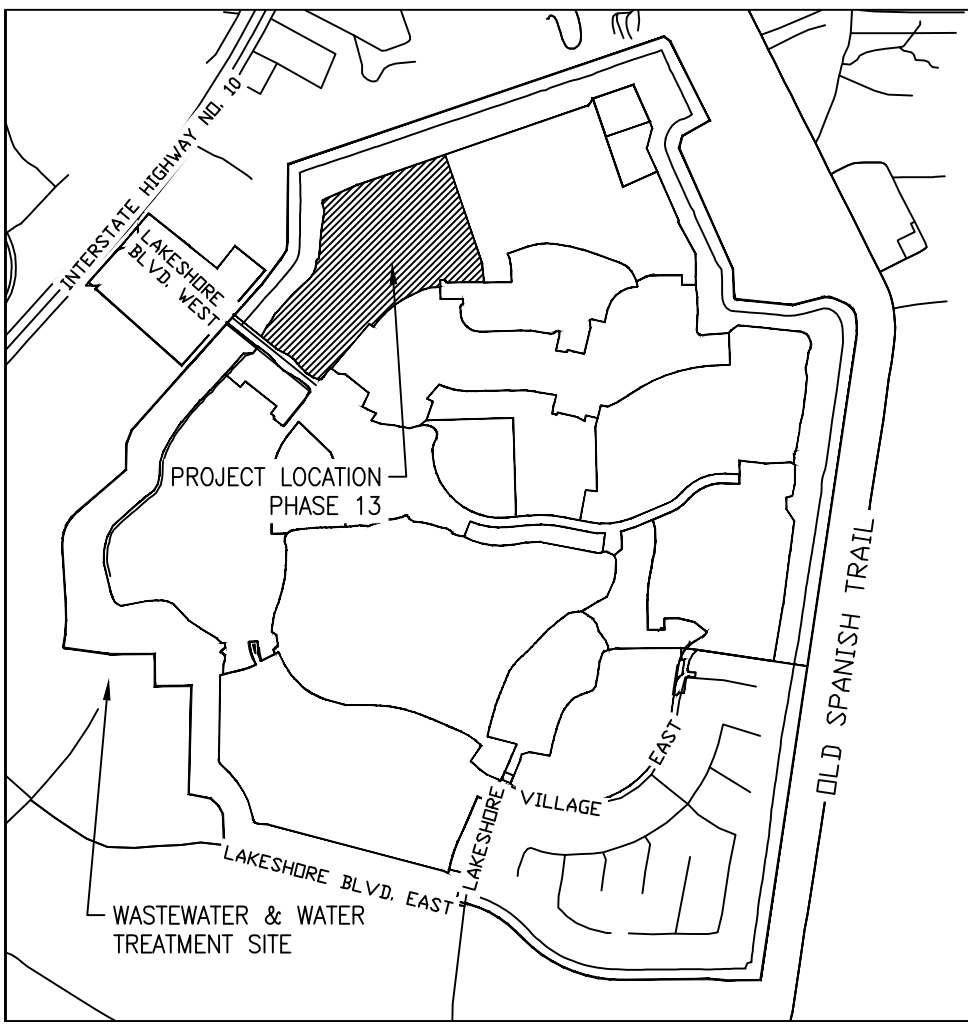
LINE TABLE		
LINE	BEARING	LENGTH
L1	N71°17'00"E	10.10'
L2	N90°00'00"W	50.00'
L3	N90°00'00"W	50.00'
L4	S00°00'00"E	63.28'
L5	N51°07'51"W	50.00'
L6	N10°02'07"E	12.00'
L7	N30°08'57"E	37.59'
L8	N39°33'39"E	42.37'
L9	N58°30'19"E	13.50'
L10	N39°55'20"E	49.39'
L11	N32°32'20"E	11.33'
L12	N34°48'01"E	32.85'
L13	N02°14'02"E	15.62'
L16	S00°00'00"E	52.62'
L17	S00°00'00"E	52.62'
L18	S00°32'35"E	13.75'
L19	S00°32'35"E	6.88'
L20	S00°32'35"E	2.38'
L21	S00°32'35"E	9.26'
L22	S05°04'06"E	22.55'
L23	S05°04'06"E	40.14'
L24	S05°04'06"E	17.59'
L25	S09°17'11"E	21.22'
L26	S09°17'11"E	16.85'
L27	S09°17'11"E	37.17'
L28	S09°17'11"E	0.91'
L29	S16°21'28"E	21.98'
L30	S16°21'28"E	13.19'
L31	S16°21'28"E	32.13'
L32	S16°21'28"E	23.35'
L36	S00°00'00"E	45.80'
L37	N00°00'00"E	45.80'
L38	N00°00'00"E	33.44'
L39	N40°24'53"W	21.16'
L40	N74°55'20"W	36.42'
L41	S86°51'58"W	51.91'
L42	N83°35'48"W	14.30'
L43	S16°57'07"W	37.65'
L44	S52°09'19"W	71.17'
L45	N68°34'34"W	52.14'
L47	S51°08'00"E	11.51'
L48	N45°29'43"W	9.82'
L49	S42°43'26"E	10.64'
L50	S56°58'31"E	10.66'
L51	S70°46'11"E	10.21'
L52	S81°00'28"E	7.11'
L53	S88°56'15"E	7.55'
L54	N79°57'12"E	9.34'
L55	N66°55'23"E	6.25'
L56	N56°42'57"E	13.72'
L57	N12°02'53"E	41.50'
L59	S00°00'00"E	34.17'
L60	S18°43'00"E	11.41'
L61	S16°57'48"W	22.93'
L62	N41°29'20"E	19.04'
L63	N16°57'48"E	17.26'

GENERAL INFORMATION	
CENTRAL SEWER SYSTEM	299 NUMBER OF LOTS
LAKE PONTCHARTRAIN ULTIMATE SURFACE WATER DISPOSAL	PUD PRESENT ZONING
6456.75± S.F. AVERAGE LOT SIZE	ASPHALT ROAD SURFACE
CENTRAL WATER SYSTEM	50 FEET (LOCAL) RIGHT OF WAY WIDTHS
1,159'± MAX BLOCK LENGTH	10,131'± STREET LENGTH
60.36± ACRES TOTAL AREA OF DEVELOPMENT	44.84 ACRES TOTAL AREA OF LOTS
OFF-SITE LOCATION OF WATER & SEWER FACILITIES	45 FEET MAX BUILDING HEIGHT
BUILDING SETBACKS	
REAR: 15' (VARIES ALONG CANAL/LAKE) SIDE: 5' (10' ALONG RIGHT OF WAYS)	
FRONT: 20'	

PLAT SHOWING PRELIMINARY SUBDIVISION OF LAKESHORE VILLAGES (PHASE 13) LOCATED IN SECTION 26 TOWNSHIP 9 SOUTH - RANGE 14 EAST GREENSBURG LAND DISTRICT ST. TAMMANY PARISH, LOUISIANA

RESTRICTIVE COVENANTS:

- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEMS, ALL AS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF THE PARISH. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
- CONSTRUCTION OF ANY NATURE IS PROHIBITED IN DRAINAGE OR STREET EASEMENTS.
- LOTS MAY NOT BE USED FOR THE STORAGE OF TRASH OR JUNK VEHICLES.
- THE MINIMUM FINISHED FLOOR ELEVATION FOR ALL RESIDENTIAL HOMES SHALL MEET THE LATEST ADOPTED F.L.R.M. MAP OR 1 FOOT ABOVE THE CENTERLINE OF THE ROAD, WHICHEVER IS GREATER.
- NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE PLANNING COMMISSION AND THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF THE PARISH.
- DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN 60 FEET FROM A CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE PROPERTY LINES ON THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHTS-OF-WAY INTERSECT. IF THERE ARE LOTS THAT DO NOT COMPLY WITH THIS AS FRONT-LOADED LOTS, THEY ARE TO BE SIDE-LOADED.
- IT SHALL BE PROHIBITED FOR ANY LOT WITHIN AN APPROVED SUBDIVISION TO HAVE REAR ACCESS VIA A DRIVEWAY TO OR FROM ANY STREET OR ROAD THAT IS NOT DEDICATED WITHIN THE BOUNDARIES OF THE APPROVED SUBDIVISION PLAT.
- THE HOME BUILDER IS RESPONSIBLE FOR THE CONSTRUCTION OF THE SIDEWALK ALONG THE LOTS.
- THE RESIDENTS WITHIN PHASE 13 WILL HAVE THE RIGHT TO UTILIZE THE EXISTING CENTRAL LAKE LOCATED WITHIN THE LAKESHORE VILLAGES DEVELOPMENT FOR RECREATIONAL PURPOSE.
- THE EXISTING STORMWATER DETENTION SYSTEM, INCLUDING THE CANALS, LAKES, AND PUMP STATION, ARE TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT.
- THE AFOREMENTIONED RESTRICTIONS SHALL BE REITED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT.



VICINITY MAP

OPEN GREEN SPACE CALCULATIONS (PHASE 13)

OPEN/GREEN SPACE REQUIRED

60.362 ACRES
X 0.25 S.F. OPEN/GREEN SPACE

15,090 ACRES REQUIRED
(=657,320± S.F.)

OPEN/GREEN SPACE REQUIRED

3.062 ACRES (PHASE 3A)
2.608 ACRES (PHASE 3B)
36.493 ACRES (PHASE 4A)
1.779 ACRES (PHASE 4B)
3.863 ACRES (PHASE 5)
22.246 ACRES (PHASE 6)
5.651 ACRES (PHASE 7)
16.449 ACRES (PHASE 8)
20.285 ACRES (PHASE 9)
8.681 ACRES (PHASE 10)
6.850 ACRES (PHASE 11)
16.912 ACRES (PHASE 12)
15.092 ACRES (PHASE 13)

OPEN/GREEN SPACE PROVIDED

3.318 ACRES (PHASE 3A)
0.770 ACRES (PHASE 3B)
439.779 ACRES (PHASE 4A)
1.289 ACRES (PHASE 4B)
0.657 ACRES (PHASE 5)
1.847 ACRES (PHASE 6)
5.777 ACRES (PHASE 7)
2.228 ACRES (PHASE 8)
6.040 ACRES (PHASE 9)
0.000 ACRES (PHASE 10)
4.792 ACRES (PHASE 11)
5.715 ACRES (PHASE 12)
2.646 ACRES (PHASE 13)

159.767 ACRES TOTAL OPEN/GREEN SPACE REQUIRED 474.856 ACRES TOTAL PROVIDED

DEDICATION:
ALL STREET RIGHTS-OF-WAY SHOWN HEREON ARE NOT DEDICATED TO THE PARISH OF ST. TAMMANY BUT ARE DEDICATED TO THE PERPETUAL USE OF THE COMMUNITY DEVELOPMENT DISTRICT AND IS TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT. EASEMENTS SHALL BE RESERVED FOR DRAINAGE AND UTILITIES AS INDICATED HEREON AND NO OBSTRUCTIONS OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR INTENDED USE. THE DEVELOPER OR HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF ALL GREEN SPACES, DRAINAGE SERVITUDES, STREET SIGNS, AND TRAFFIC CONTROL SIGNS.

APPROVALS:

CHAIRMAN - PARISH PLANNING COMMISSION

SECRETARY - PARISH PLANNING COMMISSION

DIRECTOR OF DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED:

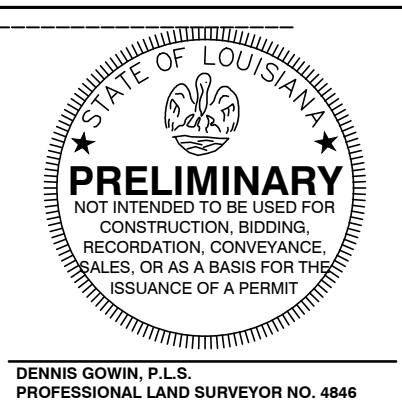
FILE NO.

(OWNER/OWNER REPRESENTATIVE)
DR HORTON, INC. - GULF COAST
7695 VINCENT ROAD
DENHAM SPRINGS, LA 70726

I CERTIFY THAT THIS PRELIMINARY PLAT REPRESENTS AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IS NOT IN FULL COMPLIANCE WITH LA RS: 33:5051 AND THE REQUIREMENTS OF THE CURRENT LOUISIANA STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "C" SURVEY, SINCE ALL CORNERS ARE NOT SET.

DATE OF PLAT:

DENNIS L. GOWIN, P.L.S.: LA REG. NO. 4846
REGISTERED PROFESSIONAL LAND SURVEYOR



SCALE IN FEET

100' 50' 0 100' 200' 300'

REVISION	BY

DUPLANTIS DESIGN GROUP, PC

SURVEY

15564 Brewster Road, Suite 101
Covington, LA 70433

Phone: 985.249.6180 \ FAX: 985.249.6190

1308 Camellia Blvd, Suite 200
Lafayette, LA 70508

WWW.ddgpc.com



SUBDIVISION OF LAKESHORE VILLAGES (PHASE 13)
SLIDELL, LOUISIANA
ST. TAMMANY PARISH

FOR:
DR HORTON, INC. - GULF COAST

DRAWN
BPV
CHECKED
DLG
PROJECT NO.
20-399
FILE
20-399 PHASE 13
PRELIMINARY

SHEET

1-2

PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of January 3, 2023)

CASE NO.: 2022-3193-PP

SUBDIVISION NAME: Jubilee RV & Camping Park, Phases 1 - 3

DEVELOPER: Jubilee RV, LLC
5401 Toler Street
Harahan, LA 70123

ENGINEER/SURVEYOR: J.V. Burkes & Associates, Inc.
1805 Shortcut Highway
Slidell, LA 70458

SECTION: 20 & 21
TOWNSHIP: 9 South
RANGE: 15 East

WARD: 8
PARISH COUNCIL DISTRICT: 13

TYPE OF DEVELOPMENT: _____ URBAN (Residential lots less than 1 acre)
_____ SUBURBAN (Residential lots between 1-5 acres)
_____ RURAL (Residential Farm Tract lots 5 acres plus)
_____ X OTHER (Multi family, commercial or industrial)(**PUD**)

GENERAL LOCATION: The property is located on the southwest side of US Highway 190,
south of Indian Village Road Slidell, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 51.46 Acres

NUMBER OF LOTS: 4 Lots AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

EXISTING ZONING: NC-6

FLOOD ZONE DESIGNATION: A10

STAFF COMMENTARY:

Department of Planning and Development

The Preliminary Plans and Hydrologic Study have been reviewed by this office and an inspection was made of the site on December 29, 2022.

Staff is recommending this case be postponed at the Jan. 10, 2023 meeting due to the outstanding items regarding this submittal, and to allow time for the developer and staff to meet and discuss this project and the issued comments.

General Comments:

1. The Preliminary Plans and supporting documentation need to be updated to reflect and account for the previous comments and markup summaries issued to the developer and the engineer of record on December 22, 2022.

Informational Items:

The developer is responsible for contacting the USPS Regional Growth Management Coordinator to verify the appropriate mail delivery location for this development.

A Letter of No Objection regarding the water and sewer improvements needs to be issued on behalf of The Department of Environmental Services for this Subdivision.

No funded **Maintenance Obligation** for the subdivision connection is required since this subdivision is connecting to a state-maintained highway.

Mandatory Developmental fees will be required at Final Submittal in accordance with St. Tammany Code of Ordinances, Part II “Land Development Code,” Chapter 125 “Subdivision Regulations,”.

Revised drawings will not be accepted for review or placement in the packet prior to the January 10, 2023 Planning Commission meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

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